

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

(Proposed Submission draft)

*September 2016*

# Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission draft)

A Development Plan forming part of the Croydon Local Plan

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# Foreword

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

Increasing housing supply through sustainable growth; building more affordable homes; facilitating employment and economic growth; protecting and enhancing the special character of places; improving and protecting District and Neighbourhood Centres as well as optimising the potential of Croydon Opportunity Area; and an increased emphasis on culture. These are key elements of Ambitious for Croydon that the Croydon Local Plan: Detailed Policies and Proposals (CLP2) will help to deliver up to 2036. CLP2 supplements the adopted Strategic Policies and their Partial Review (CLP1.1) that sets the strategic vision, objectives and policies. CLP1.1, and consequently CLP2 support the Council's Growth Zone and Community Strategy through enabling sustainable and necessary growth, supported by new infrastructure to bring increased opportunities for our residents and businesses.

CLP2 focuses on making Croydon a better borough to live, work and visit from stepping out of your front door, going to the local shop, community hall or school or visiting your Neighbourhood Centre, District Centre or Croydon Opportunity Area for shops, work, restaurants and entertainment. It has a renewed focus on District Centres, designates more local Shopping Parades and creates a new designation, Neighbourhood Centres, where services that support local communities such as shops, pubs, faith or community facilities will be encouraged to locate.

CLP2 demonstrates how sustainable growth of Croydon's suburbs can increase the supply of new homes, including affordable housing whilst continuing to protect the borough's important green spaces and heritage and cultural assets that make Croydon so special and the place that it is. It shows how Croydon will evolve sustainably from 2016 to 2036 setting out the Detailed Policies that will guide development and the sites that we expect to be developed to help meet the need for new homes, jobs, schools and healthcare facilities that the borough will need.

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

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# Table of proposed amendments to the Policies Map by Place

A draft Policies Map has been published alongside this document.

Place	Town centre boundary changes (Policy DM5)	Neighbourhood Centre locations (Policy DM6)	Shopping Parade designations (Policy DM7)	Restaurant Quarter Parade designations (Policy DM8)	Proposed Local Green Space (Policy DM27)	Proposed new Sites of Nature Conservation Importance (Policy DM28)	Place-specific development management policies and Detailed Proposals (Policies DM35–DM51)
Addington		✓	✓		✓		✓
Addiscombe	✓	✓	✓		✓	✓	✓
Broad Green and Selhurst	✓	✓			✓		✓
Coulsdon		✓			✓		✓
Croydon Opportunity Area	✓			✓	✓	✓	✓
Crystal Palace and Upper Norwood	✓	✓			✓		✓
Kenley and Old Coulsdon		✓	✓		✓		✓
Norbury	✓	✓			✓		✓
Purley	✓	✓	✓		✓	✓	✓
Sanderstead					✓	✓	✓
Selsdon	✓	✓			✓	✓	✓
Shirley	✓	✓	✓		✓	✓	✓
South Croydon	✓	✓	✓		✓		✓

<b>Place</b>	<b>Town centre boundary changes (Policy DM5)</b>	<b>Neighbourhood Centre locations (Policy DM6)</b>	<b>Shopping Parade designations (Policy DM7)</b>	<b>Restaurant Quarter Parade designations (Policy DM8)</b>	<b>Proposed Local Green Space (Policy DM27)</b>	<b>Proposed new Sites of Nature Conservation Importance (Policy DM28)</b>	<b>Place-specific development management policies and Detailed Proposals (Policies DM35–DM51)</b>
South Norwood and Woodside	✓	✓	✓		✓		✓
Thornton Heath	✓	✓	✓		✓		✓
Waddon		✓	✓		✓		✓

# Map of the 16 Places of Croydon



## A quick guide to which policies apply to which types of development

Use the guide below to find out which policies will probably apply to your proposed development. Note that it is not a definitive list and other policies of the Local Plan may also apply (for example if your proposed development lies within an area at risk of flooding).

Type of development	Applicable policies
Household extension	.Policy DM11: Design and character
Small residential development (up to nine new homes)	SP6 Environment and Climate Change .Policy DM11: Design and character .Policy DM14: Refuse and recycling .Policy DM17: Promoting Healthy Communities .Policy DM24: Sustainable Design and Construction .Policy DM25: Land contamination .Policy DM26: Sustainable Drainage Systems and Reducing Flood Risk .Policy DM30: Promoting sustainable travel and reducing congestion .Policy DM31: Car and cycle parking in new development Any applicable Place-Specific policy

Type of development	Applicable policies
<p>Large residential development (ten or more new homes)</p>	<p>Policy SP2: Homes</p> <p>SP6 Environment and Climate Change</p> <p>.Policy DM1: Housing choice for sustainable communities</p> <p>.Policy DM4: Vacant building credit</p> <p>.Policy DM11: Design and character</p> <p>.Policy DM14: Refuse and recycling</p> <p>.Policy DM15: Public art</p> <p>.Policy DM16: Tall and large buildings</p> <p>.Policy DM17: Promoting Healthy Communities</p> <p>.Policy DM24: Sustainable Design and Construction</p> <p>.Policy DM25: Land contamination</p> <p>.Policy DM26: Sustainable Drainage Systems and Reducing Flood Risk</p> <p>.Policy DM30: Promoting sustainable travel and reducing congestion</p> <p>.Policy DM31: Car and cycle parking in new development</p> <p>Any applicable Place-Specific policy</p>

Type of development	Applicable policies
Change of use of a retail unit to a flat	<p>.Policy DM5: Development in Croydon Metropolitan Centre, District and Local Centres</p> <p>.Policy DM7: Development in Shopping Parades</p> <p>.Policy DM11: Design and character</p> <p>.Policy DM12: Shop front design and security</p> <p>.Policy DM14: Refuse and recycling</p> <p>Any applicable Place-Specific policy</p>
A new retail unit (change of use)	<p>.Policy DM5: Development in Croydon Metropolitan Centre, District and Local Centres</p> <p>.Policy DM6: Development in Neighbourhood Centres</p> <p>.Policy DM7: Development in Shopping Parades</p> <p>.Policy DM9: Development in edge of centre and out of centre locations</p> <p>.Policy DM12: Shop front design and security</p> <p>Any applicable Place-Specific policy</p>

Type of development	Applicable policies
A new build retail unit (any size)	<p>.Policy DM5: Development in Croydon Metropolitan Centre, District and Local Centres</p> <p>.Policy DM6: Development in Neighbourhood Centres</p> <p>.Policy DM7: Development in Shopping Parades</p> <p>.Policy DM9: Development in edge of centre and out of centre locations</p> <p>.Policy DM12: Shop front design and security</p> <p>.Policy DM17: Promoting Healthy Communities</p> <p>.Policy DM24: Sustainable Design and Construction</p> <p>.Policy DM25: Land contamination</p> <p>.Policy DM26: Sustainable Drainage Systems and Reducing Flood Risk</p> <p>.Policy DM30: Promoting sustainable travel and reducing congestion</p> <p>.Policy DM31: Car and cycle parking in new development</p> <p>Any applicable Place-Specific policy</p>

Type of development	Applicable policies
New office or leisure use	<p>.Policy DM5: Development in Croydon Metropolitan Centre, District and Local Centres</p> <p>.Policy DM6: Development in Neighbourhood Centres</p> <p>.Policy DM7: Development in Shopping Parades</p> <p>.Policy DM9: Development in edge of centre and out of centre locations</p> <p>.Policy DM24: Sustainable Design and Construction</p> <p>.Policy DM25: Land contamination</p> <p>.Policy DM26: Sustainable Drainage Systems and Reducing Flood Risk</p> <p>.Policy DM30: Promoting sustainable travel and reducing congestion</p> <p>.Policy DM31: Car and cycle parking in new development</p> <p>Any applicable Place-Specific policy</p>
Loss of an existing or former employment use (including offices and changes of use) to residential	SP3: Employment
Loss of an existing or former community use to any other use	<p>SP5: Community Facilities and Education</p> <p>.Policy DM20: Providing and protecting community facilities</p>
Change of use of a public house	<p>SP5: Community Facilities and Education</p> <p>.Policy DM22: Protecting Public Houses</p>

Type of development	Applicable policies
Proposed development in a garden	<p>.Policy DM2: Protecting back garden land</p> <p>.Policy DM11: Design and character</p> <p>.Policy DM14: Refuse and recycling</p> <p>.Policy DM28: Protecting and enhancing our biodiversity</p> <p>.Policy DM29: Trees</p> <p>Any applicable Place-Specific policy</p>
Proposed development in Green Belt, on Metropolitan Open Land or on Local Green Space	<p>SP7 Green Grid</p> <p>.Policy DM27: Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces</p>
Proposed development affecting a heritage asset (such as Listed Building or Conservation Area)	<p>SP4 Urban Design and Local Character</p> <p>.Policy DM19: Heritage assets and conservation</p>

# What the Croydon Local Plan means in your Place

Throughout the borough most designations are largely unchanged from how they were designated in the Replacement Unitary Development Plan including:

- Most Employment Area designations are unchanged (Policy SP3)
- Conservation Areas, Registered Historic Parks & Gardens and Scheduled Monuments (as these are not designated by the Local Plan) (Policy SP4);
- All of the borough's Local List of Historic Parks and Gardens (Policy SP4);
- Many Local Designated Views and Local Designated Landmarks (Policy SP4);
- The majority of the borough's Metropolitan Green Belt (Policy SP7);
- Almost all the borough's Metropolitan Open Land (Policy SP7);
- The majority of boundaries and designated frontages in the borough's District and Local Centres (Policy DM5);
- Most Shopping Parades are unchanged (Policy DM7); and
- All existing Sites of Nature Conservation Importance (Policy DM28).

This section details the key changes proposed in the Croydon Local Plan in each Place. The key changes are summarised below (not all of which apply to every Place):

- Changes to the approach to delivering affordable housing on major residential developments (Policy SP2);
- There are some changes to Employment designations (Policy SP3);
- Local Heritage Areas replace Local Areas of Special Character (Policy SP4);
- Many new Croydon Panoramas, Local Designated Views and Local Designated Landmarks (Policy SP4);
- Some minor additions to Metropolitan Green Belt (Policy SP7);
- Limited re-designation of Metropolitan Green Belt to Metropolitan Open Land or Local Green Space and Metropolitan Open Land to Local Green Space where the area does not meet the national criteria for designation as Metropolitan Green Belt or the London Plan criteria for designation as Metropolitan Open Land (Policies SP7 and DM27);
- Limited de-designation of Metropolitan Open Land where the area does not meet the criteria the London Plan criteria for designation as Metropolitan Open Land or the local criteria for designation as Local Green Space;
- Some changes to boundaries and frontages in Croydon Metropolitan Centre and some of the District and Local Centres (Policy DM5);
- New Neighbourhood Centre designations (Policy DM6);
- Some new and amended Shopping Parades and some de-designations of Shopping Parades which no longer have a local retail function (Policy DM7);

- A new Restaurant Quarter Parade in the Croydon Opportunity Area (Policy DM8);
- New policy on promoting healthy communities (Policy DM17);
- Local Green Spaces replace Local Open Land providing greater protection to the most important local open spaces in the borough (Policy DM27);
- Nine new Sites of Nature Conservation Importance (Policy DM28);
- Place-specific development management policies for most Places; and
- Detailed Proposals for xx sites in the borough to deliver between xxxx and xxxx new homes, schools, health care facilities and jobs.

Borough as a whole

# BOROUGH MAP TO BE ADDED

31,850 new homes across borough with minimum requirement of 30% of all new homes on larger sites to be affordable (Policy SP2)

New office retention area around East Croydon station to protect the office core of the borough (Policy SP3)

25 new Local Heritage Areas protecting areas which have local historic significance (Policy SP4)

23 new Panoramas, Views and Landmarks across the borough (Policy SP4)

18 additions to Green Belt and Metropolitan Open Land across the borough, 3 re-designations and one area of Metropolitan Open Land de-designated (Policy SP7)

Sustainable growth of the suburbs across Croydon using local character to inform how new development can be accommodated to help meet housing need without loss of open spaces or destruction of local character (Policy DM35)

29 Place-specific policies in locations across the borough to guide the design of new developments in to ensure an improvement to local character (Policies DM36 – DM51)

140 sites allocated across all 16 Places for residential development, new schools, healthcare facilities and other mixed use developments to help meet the need for homes and social infrastructure in Croydon (Policies DM36 – DM51)

1 new Local Centre, 18 new Neighbourhood Centres, 10 new Shopping Parades and 5 de-designated Shopping Parades to meet the needs for local shops, services and community facilities (Policies DM5 – DM7)

85 new Local Green Spaces across the borough to provide the same protection to important local open spaces as applies to Green Belt and Metropolitan Open Land (Policy DM27)

Nine new Sites of Nature Conservation Importance (Policy DM28)

Six areas of focussed intensification in places with existing services and access to public transport (Policy DM35.4)

## Addington

New Croydon  
Panorama designated  
from North Down  
Crescent of Addington  
Palace and Shirley  
Hills (Policy SP4)

Some minor  
extensions of Green  
Belt including  
Addington Vale and  
Milne Park (Policy  
SP7)

New Neighbourhood  
Centre at Fieldway  
(Policy DM6)

Amendment to  
Headley Drive  
Shopping Parade  
(Policy DM7)

Place-specific policies  
for New Addington  
District Centre (Policy  
DM36)

# ADDINGTON MAP TO BE ADDED

New Local Green  
Space at Castle Hill  
Avenue providing the  
same level of  
protection as applies to  
Green Belt to this  
important open space  
(Policy DM27)

3 sites proposed for  
development for  
between xx and xxx  
homes, a new  
Secondary School on  
land west of  
Timebridge Community  
Centre to help meet the  
need for school places  
in the borough and a  
new leisure centre,  
retailing and  
community facilities at  
Central Parade West  
(Policy DM36)

Addiscombe

New Local Heritage Areas at Addiscombe College Estate and Bingham Road (Policy SP4)

New Local Designated View from Sandilands of No.1 Croydon (Policy SP4)

Amendments to boundaries and frontages in the District Centre, removing some fringe areas and extending frontages (Policy DM5)

New Neighbourhood Centres at Ashburton Park and Lower Addiscombe Road/ Cherry Orchard Road (Policy DM6)

Place-specific policies for Addiscombe District Centre and the Area between Addiscombe Railway Park & Lower Addiscombe Road (section between Leslie Park Road & Grant Road) (Policy DM37)

# ADDISCOMBE MAP TO BE ADDED

New Shopping Parade at Lower Addiscombe Road/ Davidson Road and de-designation of Morland Road Shopping Parade (Policy DM7)

New Local Green Spaces at Addiscombe Railway Park, Addiscombe Recreation Ground, Ashburton Park, Darnell Road Recreation Ground, Little Road Playground and Whitgift Pond (Policy DM27)

New Site of Nature Conservation Importance at Whitgift Pond (Policy DM28)

3 sites proposed for development for between xx and xxx homes and a new Secondary School on Morland Road (Policy DM37)

Broad Green and Selhurst

Amendments to boundaries and designation of Gloucester Road industrial area (Policy SP3)

New Local Heritage Areas at Henderson Road and London Road (Policy SP4)

Amendments to boundaries and frontages in Broad Green Local Centre, removing some fringe areas and extending frontages (Policy SP5)

New Neighbourhood Centres at Selhurst Road and London Road/ Kidderminster Road (Policy DM6)

Place-specific policies for Broad Green Local Centre, Valley Park, the Area of Lombard Roundabout, the area north of Broad Green Local Centre and the area of the junction of Windmill Road and Whitehorse Road (Policy DM38)

# BROAD GREEN & SELHURST MAP TO BE ADDED

New Shopping Parade at London Road/Fairholme Road and London Road/Nova Place and amendment to Whitehorse Road Shopping Parade (Policy DM7)

New Local Green Spaces at Boulogne Road Playground, Canterbury Road Recreation Ground, King George's Field, Queen's Road Cemetery, Whitehorse Road Recreation Ground and Wilford Road Playground (Policy DM27)

13 sites proposed for development for between xx and xxx homes, new Primary Schools near Croydon AFC stadium and at Canterbury Mills and mixed use developments in the Purley Way area (Policy DM38)

## Coulsdon

New Local Heritage Areas at Chipstead Valley Road (ST Dunston's Cottages), Station Approach (Coulsdon), Stoats Nest Village and The Dutch Village (Policy SP4)

New Local Designated View from Woodcote Grove Road of Cane Hill and St Andrew's Church and two de-designated views from Brighton Road of Cane Hill and from Portnalls Road of St Andrew's Church (Policy SP4)

Cane Hill Water Tower is a new designated landmark (Policy SP4)

# COULSDON MAP TO BE ADDED

A minor extension of Green Belt to include the Coulsdon Iron Railway Embankment (Policy SP7)

New Local Green Spaces at Chaldon Way Gardens, Coulsdon Coppice (North), Coulsdon Memorial Ground, Land rear of Hilliards Heath Road and Scrub Shaw (Policy DM27)

4 sites proposed for development for between xx and xxx homes and a new Secondary School on Portnalls Road, mixed use development and car parking at Lion Green Road car park and continuing support for the development at Cane Hill (Policy DM39)

## Croydon Opportunity Area

New Office Retention Area around East Croydon station and New Town (Policy SP3)

New Local Heritage Areas at Laud Street and New Town (Policy SP4)

New Local Designated Views from Roman Way south and north of Croydon Minster, from Park Hill of Croydon Metropolitan Centre and from Church Street of the Whitgift Almshouses (Policy SP4)

Amendments to boundaries and frontages in the Metropolitan Centre, extending the retail core area to as far as Wellesley Road and along George Street towards East Croydon station (Policy DM5)

Place-specific policies for the London Road area and the area along Sydenham Road and Lansdowne Road (Policy DM40)

# CROYDON OPPORTUNITY AREA MAP TO BE ADDED

New Neighbourhood Centres at London Road/Kidderminster Road and South End/Parker Road/St Peter's Church (Policy DM6)

New Shopping Parade at London Road/Mead Place (Policy DM7)

New Restaurant Quarter Parade in South End (Policy DM8)

New Local Green Spaces at College Green, Park Hill Recreation Ground, St James' Church Garden, St John's Church Memorial Garden, the Queen's Gardens and Wandle Park (Policy DM27)

New Site of Nature Conservation Importance at Spices Yard (Policy DM28)

Multiple sites proposed for development across the opportunity area for between xx and xxx homes, retail development, healthcare facilities, offices and new primary schools (Policy DM40)

## Crystal Palace and Upper Norwood

New Local Heritage Area at Auckland Road (Policy SP4)

Amendments to boundaries and frontages in the District Centre, extending the retail area and frontages to cover all three sides of the triangle (Policy DM5)

New Neighbourhood Centre at South Norwood Hill (Policy DM6)

# CRYSTAL PALACE & UPPER NORWOOD MAP TO BE ADDED

New Local Green All Saints with St Margaret's Churchyard, Beaulieu Heights, Beulah Hill Pond, Convent Wood, Stambourne Woodland Walk, The Lawns, Upper Norwood Recreation Ground and Westow Park (Policy DM27)

5 sites proposed for development for between xx and xxx homes, retail and a creative and cultural industries enterprise centre (Policy DM41)

Kenley and Old Coulsdon

New Croydon Panoramas from Riddlesdown of Kenley and from Kenley Common of Riddlesdown (Policy SP4)

Some minor extensions of Green Belt including Bradmore Green; land at Rogers Close; land in Tollers Lane; land on Riddlesdown Road; land to the rear of Goodenough Close, Middle Close & Wedton Close; and St John the Evangelist's churchyard (Policy SP7)

New Neighbourhood Centres at Coulsdon Road/Court Avenue and Kenley (Godstone Road) (Policy DM6)

# KENLEY & OLD COULSDON MAP TO BE ADDED

Amendments to the Shopping Parade at The Parade, Coulsdon Road and de-designation of Old Lodge Lane Shopping Parade (Policy DM7)

New Local Green Spaces at Bourne Park, Coulsdon Coppice (Bleakfield Shaw), Coulsdon Coppice (Stoneyfield Shaw), the former Godstone Road allotments, Foxley Wood & Sherwood Oaks and Higher Drive Recreation Ground, (Policy DM27)

Area of focussed intensification proposed in the area between Kenley station and Godstone Road (Policy DM35)

30  
1 site proposed for development for between xx and xxx homes (Policy DM42)

Norbury

New Local Heritage Areas at Beatrice Avenue, London Road (Norbury), and Pollards Hill South (Policy SP4)

# NORBURY MAP TO BE ADDED

Amendments to boundaries and frontages in Norbury District Centre, removing some fringe areas (Policy DM5)

Amendments to boundaries and frontages in Pollards Hill Local Centre, removing some fringe areas (Policy DM5)

New Neighbourhood Centre at Green Lane/Northwood Road (Policy DM6)

New Local Green Spaces at Biggin Wood, Green Lane Sports Ground, Norbury Hall, Norbury Park and Pollards Hill (Policy DM27)

New Site of Nature Conservation Importance at Whitgift Pond (Policy DM28)

Place-specific policies for Norbury District Centre and Pollards Hill Local Centre (Policy DM43)

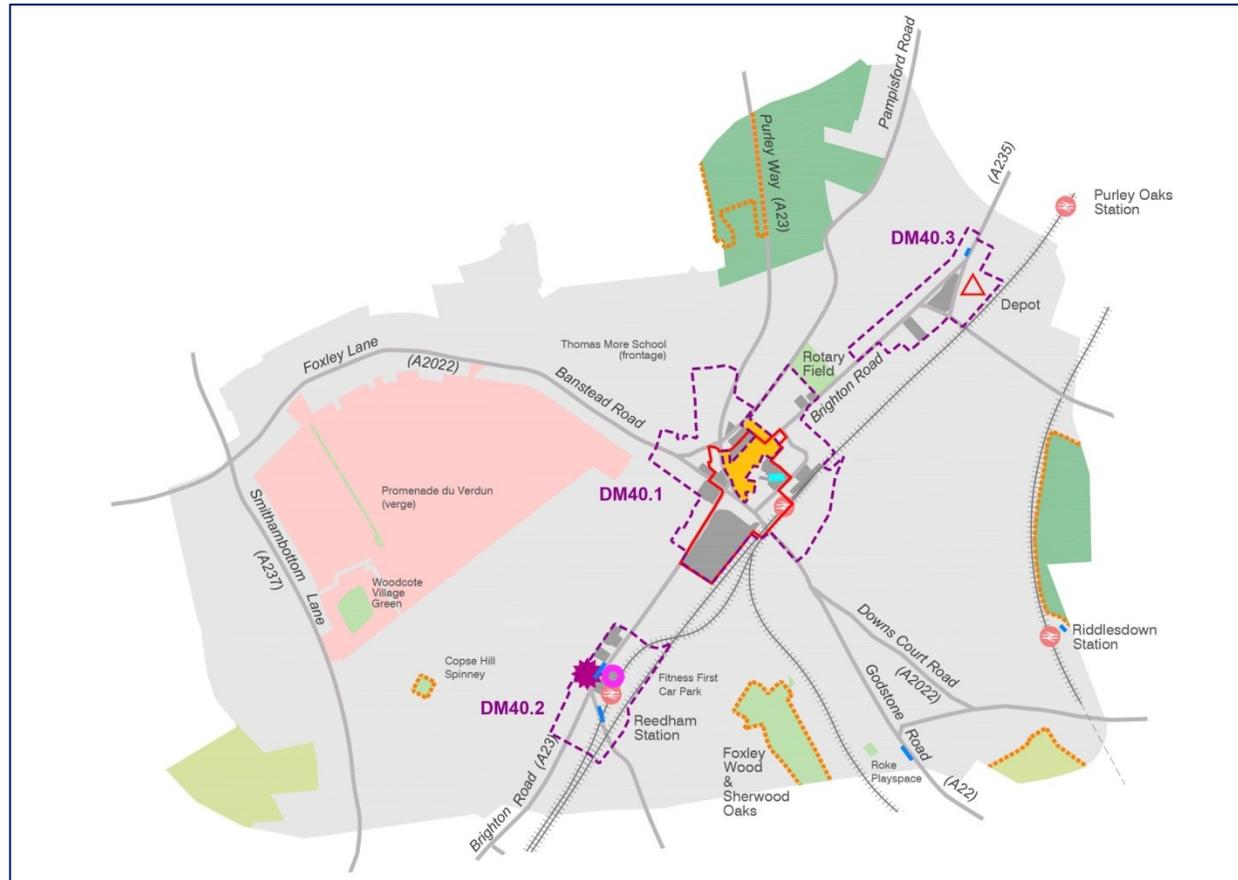
2 sites proposed for development for between xx and xxx homes (Policy DM43)

Purley

New Local Heritage Area (Brighton Road (Purley)) in the town centre (Policy SP4)

Purley Downs re-designated as Metropolitan Open Land with some minor extensions but no change in level of protection (Policy SP7)

Amendments to boundaries and frontages in the District Centre, removing some fringe areas (Policy DM5)



New Neighbourhood Centre at Brighton Road/Downlands Road (Policy DM6)

New Shopping Parade at Brighton Road/Biddulph Road, amendment to Grovelands Shopping Parade and de-designation of Royal Oak Shopping Parade (Policy DM7)

New Local Green Spaces at Copse Hill Spinney, Foxley Wood & Sherwood Oaks, Promenade du Verdun, Roke Playspace, Rotary Field and Woodcote Village Green (Policy DM27)

New Site of Nature Conservation Importance at Copse Hill Spinney (Policy DM28)

Place-specific policies for Purley District Centre & its environs, the environs of Reedham station and the area of the junction of Brighton Road & Purley Downs Road (Policy DM44)

15 sites proposed for development for between xx and xxx homes, a new Primary School on Brighton Road, a replacement swimming pool in the District Centre and a Gypsy and Traveller site at Purley Oaks depot (Policy DM44)

Sanderstead

# SANDERSTEAD MAP TO BE ADDED

New Local Designated View from Limpsfield Road, near Wentworth Way, of All Saints' Church (Policy SP4)

All Saints' Church is a new designated landmark (Policy SP4)

A minor extension of Green Belt to include the Sanderstead Recreation Ground (Policy SP7)

Purley Downs re-designated as Metropolitan Open Land with some minor extensions but no change in level of protection (Policy SP7)

Sanderstead Plantation re-designated as Local Green Space but with no change in level of protection (Policy DM27)

Other new Local Green Spaces at All Saint's Churchyard and Graveyard, Lower Barn Road Green, Purley Beeches and Wettern Tree Garden (Policy DM27)

New Site of Nature Conservation Importance at Hamsey Green Pond (Policy DM28)

Area of focussed intensification proposed around Sanderstead Local Centre (Policy DM35)

Place-specific policies for Sanderstead Local Centre and Hamsey Green Local Centre (Policy DM45)

2 sites proposed for development for between xx and xxx homes and retail use (Policy DM45)

Selsdon

# SELSDON MAP TO BE ADDED

New Local Designated View from Heathfield of Selsdon and New Addington (Policy SP4)

Some minor extensions of Green Belt to include the Courtwood Playground, land between The Bridle Way and Selsdon, and Land between Vale Border and Selsdon (Policy SP7)

Croham Hurst re-designated as Metropolitan Open Land with some minor extensions but no change in level of protection (Policy SP7)

Amendments to boundaries and frontages in the District Centre, removing some fringe areas and frontages (Policy DM5)

New Neighbourhood Centre at Selsdon Park Road/ Featherbed Lane (Policy DM6)

Sanderstead Plantation re-designated as Local Green Space but with no change in level of protection(Policy DM27)

Other new Local Green Spaces at Ashen Grove, Selsdon Recreation Ground and The Ruffet (Policy DM27)

New Sites of Nature Conservation Importance at Falconwood Meadow, Grounds of Heathfield House and Ladygrove (Policy DM28)

Area of focussed intensification proposed around Selsdon Park Road/Featherbed Lane (Policy DM35)

Place-specific policy for Selsdon District Centre (Policy DM46)

1 site proposed for development for between xx and xxx homes and retail use (Policy DM46)

Shirley

# SHIRLEY MAP TO BE ADDED

New Local Heritage Areas at Bishops Walk, Stuart Crescent and Upper Shirley Road (Policy SP4)

Addington Palace and Shirley Windmill are new designated Landmarks (Policy SP4)

Land at Shirley Oaks to be removed from Metropolitan Open Land as it does not meet the criteria for this designation, with some of the land being re-designated as Local Green Space instead

A minor extension of Green Belt to include The Bridle Road (Policy SP7)

Amendments to boundaries and frontages in the Local Centre, removing some fringe areas and extending frontages (Policy DM5)

New Neighbourhood Centres at Shirley Road and Spring Park/Bridle Road (Policy DM6)

Areas of focussed intensification proposed around Shirley Road Shopping Parade and Shirley Local Centre (Policy DM35)

Amendments to the Shopping Parade at Bywood Avenue (Policy DM7)

New Local Green Spaces at Glade Wood, Land to rear of Honeysuckle Gardens, Millers Pond, Parkfields Recreation Ground, Peabody Close playing field and allotments, St John's Church, Shirley Oaks playing field and wood, Shirley Recreation Ground and Spring Park Wood, (Policy DM27)

New Sites of Nature Conservation Importance at Shirley Park Golf Course, the grounds of Heathfield House and Temple Avenue Copse (Policy DM28)

3 sites proposed for development for between xx and xxx homes (Policy DM47)

Place-specific policies for Shirley Local Centre, the area between 518 and 568 Wickham Road and the area of Wickham Road Shopping Parade (Policy DM47)

South Croydon

# SOUTH CROYDON MAP TO BE ADDED

New Local Heritage Areas at Birdhurst Road, St Peters Road and South End with Ye Market (Policy SP4)

St Peter's Church is a new designated Landmark (Policy SP4)

Amendments to boundaries and frontages in Brighton Road (Selsdon Road) and Brighton Road (Sanderstead Road) Local Centres removing some fringe areas and extending frontages (Policy DM5)

New Neighbourhood Centre at South End/Parker Road/St Peter's Church (Policy DM6)

Place-specific policy for Brighton Road (Selsdon Road) Local Centre (Policy DM48)

New Shopping Parade at Southbridge Road and amendments to Brighton Road/Kingsdown Road Shopping Parade (Policy DM7)

New Local Green Spaces at Alder Way Playground, Haling Grove, Normanton Meadow, St Peter's Churchyard and South Croydon Recreation Ground (Policy DM27)

New Croydon Panoramas from Croham Hurst looking south west, of Purley and the Downs (Policy SP4)

Croham Hurst re-designated as Metropolitan Open Land with some minor extensions but no change in level of protection (Policy SP7)

Area of focussed intensification proposed around Brighton Road (Sanderstead Road) Local Centre (Policy DM35)

3 sites proposed for development for between xx and xxx homes and a new Secondary School at Coombe Playing Fields (Policy DM48)

South Norwood and Woodside

# SOUTH NORWOOD & WOODSIDE MAP TO BE ADDED

New Local Heritage Areas at Ingatestone Road, Market Place (Portland Road), Portland Road (Mission Hall), and Portland Road Terrace (Policy SP4)

New Local Designated Views from High Street, south west, of the Clock Tower in South Norwood; from Oliver Grove of the Clock Tower in South Norwood; from South Norwood Hill of the Shirley Windmill; and from the High Street, north east, of the Clock Tower in South Norwood (Policy SP4)

Clock Tower, South Norwood is a new designated Landmark (Policy SP4)

Place-specific policies for the section of Portland Road between the South Norwood Conservation Area and Watcombe Road and for the section of Portland Road between Watcombe Road and Woodside Avenue (Policy DM49)

Amendments to boundaries and frontages in the District Centre, removing some fringe areas and frontages and extending some frontages (Policy DM5)

New Neighbourhood Centres at Portland Road/Watcombe Road/Woodside Road and Woodside Green (Policy DM6)

New Shopping Parade at Portland Road/Sandown Road (Policy DM7)

New Local Green Spaces at Apsley Road Playground, Brickfields Meadow, Heavers Meadow & allotments, South Norwood Recreation Ground and Woodside Green (Policy DM27)

3 sites proposed for development for between xx and xxx homes (Policy DM49)

Thornton Heath

New Local Heritage Area at Thornton Heath High Street (Policy SP4)

New Local Designated View from the High Street of the Clock Tower, Thornton Heath (Policy SP4)

Clock Tower, Thornton Heath is a new designated Landmark (Policy SP4)

Amendments to boundaries and frontages in Thornton Heath District Centre, removing some fringe areas and amending frontages (Policy DM5)

Amendments to boundaries and frontages in Thornton Heath Pond Local Centre, removing some fringe areas and frontages (Policy DM5)

Place-specific policies for Thornton Heath District Centre and its environs and for Thornton Heath Pond Local Centre and its environs (Policy DM50)

# THORNTON HEATH MAP TO BE ADDED

New Local Centre at Beulah Road replacing the existing Shopping Parade (Policy DM5)

New Neighbourhood Centre at Brigstock Road (Policy DM6)

New Shopping Parades at Thornton Road and Whitehorse Lane and de-designation of Northwood Road Shopping Parade (Policy DM7)

New Local Green Spaces at Grangewood Park, Thornton Heath Recreation Ground, Trumble Gardens and Whitehorse Meadow (Policy DM27)

11 sites proposed for development for between xx and xxx homes and a new primary school on London Road and improvements to the Croydon University Hospital (Policy DM50)

Waddon

New Neighbourhood  
Centre at Waddon  
Road/Abbey Road  
(Policy DM6)

Amendments to  
Waddon Road  
Shopping Parade  
(Policy DM7)

New Local Green  
Spaces at Duppas Hill  
and Waddon Ponds  
(Policy DM27)

# WADDON MAP TO BE ADDED

Place-specific policy for Waddon's potential new Local Centre at  
Fiveways (Policy DM51)

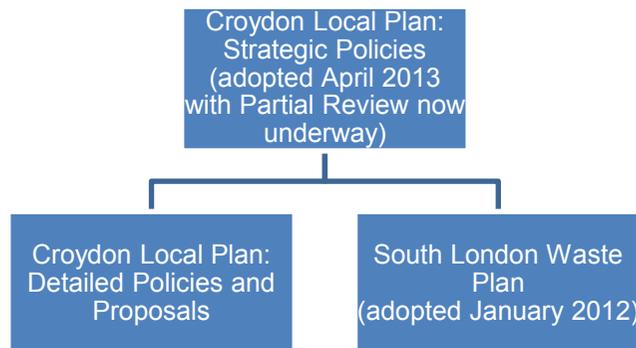
13 sites proposed for development for between xx and xxx homes, retail,  
a creative and cultural industries enterprise centre and a new Secondary  
School at Heath Clark on Stafford Road (Policy DM51)

# 1. Introduction

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

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

**Figure 1.1 The Croydon Local Plan**



**1.3** The Croydon Local Plan: Strategic Policies sets out the issues that the Plan as a whole is addressing and the strategic policy framework. A partial review of the Croydon Local Plan: Strategic Policies is being prepared alongside the Detailed Policies and Proposals to extend the period the Local Plan covers so that it

expires in 2036 and not 2031. The partial review will also update the borough's housing targets in the light of changes to the London Plan that were adopted in Spring 2015 and also an updated assessment of Croydon's need for new homes.

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

**1.5** The Croydon Local Plan: Detailed Policies and Proposals will assist the regeneration of the borough through the setting of firm planning framework that will provide certainty to the community and developers.

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

**1.6** This document, the Detailed Policies and Proposals (Proposed Submission draft), is the fourth stage of preparing this Plan and follows on from the second consultation on the Detailed Policies and Proposals (Preferred and Alternative Options) that took place in the autumn of 2015 and the 'Call for Sites' that took place in Spring 2012 and again in Spring 2014<sup>1</sup>. Following on from the publication of the Proposed Submission draft of the policies and

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

proposals the Council will submit the draft Detailed Policies and Proposals and all comments made on the Proposed Submission draft to the Planning Inspectorate for a full examination in public. The full timetable is shown in Table 1.1 below.

**Table 1.1 Timetable for preparing the Croydon Local Plan: Detailed Policies and Proposals**

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

### About the Detailed Policies and Proposals (Proposed Submission draft)

**1.7** The Detailed Policies and Proposals (Proposed Submission draft) sets out the Council's draft planning policies that it would like to include in the final version of the plan. It also sets out the Council's draft site allocations.

**1.8** The Strategic Housing Market Assessment for Croydon prepared in 2015 has identified that the borough would have to

plan for 42,930 homes between 2016 and 2036 to meet all the need for housing in the borough. In comparison the London Plan (2016) only requires Croydon to build an equivalent of around 28,700 new homes over the same period.

**1.9** The Croydon Local Plan: Strategic Policies (Partial Review), the Proposed Submission draft of which is also being published alongside this document, sets out the draft strategic approach to meeting the London Plan housing target and, as appropriate, exceed this target.

**1.10** The next section of this document explains how the draft policies and proposals are presented.

## 2. Using and commenting on this document

### Using this document

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

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

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

**2.4** All policies in this document should be used in conjunction with the National Planning Policy Framework (2012), the London Plan (2016) and the Croydon Local Plan: Strategic Policies (2013).

### Guide to the detailed policies

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

- a) Strategic Objectives and related Croydon Local Plan strategic policies;
- b) Unitary Development Plan policies to be replaced by this policy;
- c) Why we need this policy;
- d) Draft policy wording;
- e) How the draft policy works; and
- f) Key supporting documents.

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

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

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

**2.7** A guide to how the detailed proposals were identified can be found in Appendix 1 and a schedule containing further details of each site including indicative unit numbers and phasing can be found in Appendix 5.

### Commenting on this document

**2.8** The Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission draft) is being published for a six week period. During this time the Council is inviting comments on the draft policies and proposals that are presented in this document.

**2.9** All duly made comments received will be forwarded to the Planning Inspectorate for consideration. To be duly made the comments must:

- a) Be received by the Council on or before the 17<sup>th</sup> October 2016;
- b) Include a name and either an e-mail or postal address all of which must be legible;
- c) Not contain offensive or racist language; and

d) Be related to the draft Policies and Proposals.

**2.10** The publication is not a consultation as the Council is not allowed under the Local Plan regulations to make changes to the Local Plan prior to examination. Only the independent planning inspector can make changes to the Local Plan after publication.

**2.11** In particular the comments should focus on the legal compliance and the four tests of soundness below.

Key Questions
a) Do you think that the draft policies and proposals meet the objectively assessed development and infrastructure requirements of Croydon (and the unmet need of neighbouring authorities) as far as it is sustainable and reasonable to do so?
b) Do you think that the draft policies and proposals are the most appropriate for Croydon to help us meet our Strategic Objectives set out in section 3?
c) Do you think that the draft policies and proposals are deliverable?
d) Do you think that the draft policies and proposals enable the delivery of sustainable development in accordance with the policies of the National Planning Policy Framework?
e) Do you think that the draft policies and proposals have been prepared in compliance with the relevant legislation and regulations?

**2.12** Any comments should be received by the Council on or before **17 October 2016**. Comments may be made by e-mail or in writing and must be sent to the addresses below:

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

Post: Croydon Local Plan: Detailed Policies and Proposals  
(Proposed Submission draft)  
Spatial Planning  
Bernard Weatherill House  
8 Mint Walk  
Croydon  
CR0 1EA

**2.13** The Council cannot guarantee that comments sent to any address other than those above will be received in the prescribed period in order to be considered duly made. The date of the representation will be determined based on when it is received at [ldf@croydon.gov.uk](mailto:ldf@croydon.gov.uk) or by the receipted date stamp.

### 3. Strategic Context

#### We are Croydon

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

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

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

The We are Croydon Vision
<p><b>Connected:</b> A place that is well connected, easy to get to and around, and supported by infrastructure that enables people to easily come together, with one of the best digital, communications and transport networks in the country</p>
<p><b>Sustainable:</b> A place that sets the pace amongst London boroughs on promoting environmental sustainability and where the natural environment forms the arteries and veins of the city</p>
<p><b>Caring:</b> A place noted for its safety, openness and community spirit where all people are welcome to live and work and where individuals and communities are supported to fulfil their potential and deliver solutions for themselves</p>

The We are Croydon Vision
<p><b>Enterprising:</b> A place renowned for its enterprise and innovation with a highly adaptable and skilled workforce and diverse and thriving local economy</p>
<p><b>Learning :</b> A place that unleashes and nurtures local talent, is recognised for its support and opportunity for lifelong learning and ambitions for children and young people</p>
<p><b>Creative:</b> A place that draws people to its culture and creativity – an inspiration and enabler of new artistic and sporting talent in the country</p>

## Croydon Local Plan's spatial vision

In 2036, we will be London's most enterprising borough - a city that fosters ideas, innovation and learning and provides skills, opportunity and a sense of belonging for all; an enterprising city, a Metropolitan Centre, a learning city, a creative city, a connected city, a sustainable city, and a caring city.

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

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

Croydon's connectivity has continued as its main strength, being outer London's largest regional public transport interchange. Access to people, markets and goods, puts Croydon Metropolitan Centre at the top of the list of successful business centres. The upgrades to Brighton Mainline, rebuild of East Croydon station, the metroisation of the suburban services and continued investment into the Tram network have all assisted in retaining this status. The Square Mile and West End can be reached more quickly on public transport from Croydon than from most parts of east and west London. Croydon has the largest economy in the Wandle Valley and is the main business centre serving Gatwick Airport, supplying it with many of the people, skills and facilities it needs. Croydon's relations with both Central

London and the South Coast are stronger, providing an alternative, exciting place to do business, live and visit.

In 2036, the borough's District, Local, neighbourhood centres and local parades still possess their unique characteristics and support the growing communities they serve. The Council's regeneration, capital and public realm programmes will have enhanced the centres vitality and viability. Enterprise and leisure facilities in these areas contribute to diverse local economies. The economic growth of the borough has benefitted all sections of Croydon's community and access to work has been increased. The richness of character of Croydon's suburbs has been respectfully enhanced and intensified through demanding the best design from new development and having a deep understanding of the qualities places have for homes, open spaces, diversity, facilities and natural resources. Their easy access to the beautiful countryside of the North Downs is an important asset and a substantial factor in people's decision to live in the borough.

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

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

## Strategic Objectives

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

### A Place of Opportunity

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

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

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

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

### A Place to Belong

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

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

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

### A Place with a Sustainable Future

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

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

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

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

# A Place of Opportunity

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

## 4. Homes

Housing choice for sustainable communities

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

- Strategic Objective 3
- Strategic Objective 7
- Policy SP2.1
- Policy SP2.5

- Policy SP2.6
- Policy SP4.1

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

- H7 Conversions
- H11 Retaining Small Houses

### Why we need this policy

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

**4.2** In line with Strategic Objective 7, residential development should set out to achieve healthy and liveable communities to support the health and wellbeing of residents.

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

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

**4.5** Croydon's Strategic Housing Market Assessment identified the need for 42,930 new homes to be built between 2016 and 2036. The strategic policy requirement is for 31,850 new homes to be built in the same period, making more efficient use of housing stock a necessity including sub-divisions, conversions and change of use to residential.

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

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

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

Policy DM1: Housing choice for sustainable communities

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

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

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

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

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

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

## How the policy works

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

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

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

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

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

**4.12** The Croydon Opportunity Area Planning Framework identifies percentages for levels of three bed housing in six 'character areas' in the Croydon Opportunity Area which are reflected in this policy.

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

**4.14** This policy is also intended to ensure that the conversion of single family houses into flats does not further reduce provision of three bedroom homes. Any dwelling house with a gross internal floor area of less than 130m<sup>2</sup> cannot be redeveloped, demolished or sub divided, that would result in the loss of this type of property.

**4.15** The gross original internal floor area does not include general storage areas such as lofts, cellars, fuel stores, garages or conservatory type structures. Parts of rooms with ceilings less than 1.5 metres are excluded unless used solely for storage. The

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

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

calculation of the Gross Internal Area must comply with the National Technical Housing Standards or equivalent 2015.

### **Key supporting documents**

- Croydon's Strategic Housing Market Assessment (2015)
- Borough Character Appraisal (2015)
- Character Typology (2015)
- Croydon Housing Typologies Study (2010)
- Croydon Opportunity Area Planning Framework (2013)
- Mayor of London's Housing Supplementary Planning Document (2016)

## Protecting back garden land

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

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

- Policy SP4.1
- Policy SP7.3
- Policy 7.4

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

- H5 Back Land and Back Garden Development

### Why we need this policy

**4.16** One of the core planning principles set out in the National Planning Policy Framework encourages the effective use of land by reusing land that has previously been developed (brownfield land), provided that it is not of high environmental value. This policy seeks to resist inappropriate development in residential gardens where it would cause harm to the local area in accordance with paragraph 53 of the Framework. The policy aligns with the Local Plan's Strategic Objective 5 ensuring new development integrates, respects and enhances the borough's natural environment and built heritage.

**4.17** The London Plan, Policy 3.5, states that boroughs may introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified. In addition to this, the London Plan also states that new

development, including that on garden land should avoid having an adverse impact on sites of European importance for nature conservation.

**4.18** Poorly planned piecemeal development of garden land can have significant negative impacts on local biodiversity, amenity, and character. It can also result in noise and visual intrusion into neighbouring property, interrupt predominant building lines along streets and weaken the predominant built form and architecture. In landscape terms it can also result in weakened landscape character with loss of trees, including street trees, to make way for new access roads.

**4.19** The Borough Character Appraisal and the Character Typology identify the predominant type of building form and range of plot sizes for different residential forms. The Typology shows that nine per cent of the borough area is made up of buildings and

thirty five percent occupied by residential garden space. Overall, sixty percent of the borough is made up of residential garden space, recreational space and woodland.

#### Policy DM2: Protecting back garden land

Proposals for residential buildings within the rear garden of an existing dwelling will be permitted where:

- a) It would complement the surrounding character of the area and each new building must be subservient to the original dwelling;
- b) A minimum length of 10m and no less than  $\frac{1}{2}$  or 200m<sup>2</sup> (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and
- c) There would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook.

#### How the policy works

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

**4.21** The need to deliver 31,850 homes does not outweigh the need to respect the local character, and amenity and to protect biodiversity.

**4.22** The Mayor of London's Housing Supplementary Planning Guidance (2016) states that, alongside new build provision and turnover within the existing housing stock, extensions to existing homes and sensitive renewal and intensification of existing residential areas is likely to play an important role in meeting demand for larger properties in the capital, helping to address overcrowding and affordability issues.

**4.23** The Mayor of London's Housing Supplementary Planning Guidance March 2016 provides guidance on private garden land development (paragraph 1.2.44) and the implementation of London Plan Policy 3.5 Quality and Design of Housing Developments. It advises boroughs and developers of the strategic and local aspects and objectives when considering development of gardens and to strike a balance between these and other objectives when seeking to optimise housing provision on a particular site.

**4.24** Designers should consider the position and aspect of habitable rooms, gardens and balconies, and avoid windows facing each other where privacy distances are tight. Planning guidance has, in the past, been concerned with achieving visual separation between dwellings by setting a minimum distance of 18-21m between facing homes (between habitable room and habitable room as opposed to between balconies or terraces or between habitable rooms and balconies/terrace). These can still be useful yardsticks for visual privacy, but adhering rigidly to these measures can limit the variety of urban spaces and housing types

and can sometimes unnecessarily restrict density. The design of the new building and the access road from the existing highway to the new development must consider the impact on the street scene and reference should be made to Policy DM11: on Design and Character and its supporting text in paragraphs 6.28 and 6.29.

**4.25** Proposals for development in rear gardens should be subservient to the original dwelling, should not be visible from the public highway or dominate the existing plot. New development should be of a reduced scale when compared to the host dwelling. Account should be taken of the Borough Character Appraisal.

**4.26** It is likely that rear gardens will need to be at least 200m<sup>2</sup> long in order to accommodate this type of development and be considered acceptable in terms of character.

**4.27** Policy DM11.8 on landscape and Policy DM29: Trees should be referred to with regards to the protection of existing trees and vegetation in gardens. British Standard 5837, 2012 or equivalent, should be referred to with regard to the protection of existing trees in relation to design, demolition and construction.

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

**4.29** Development should accord with the provisions set out in DM26 Biodiversity. The Council may require an ecology report to be submitted as part of a planning application for development

within the curtilage of a dwelling. The applicant will be required to pay for an independent assessment to be carried out on behalf of the local authority.

**4.30** Croydon Local Plan: Strategic Policy SP6.3 Sustainable Design and Construction requires that new-build development complies with the National Technical Housing Standards (2015) and London Plan requirements or equivalent.

**4.31** The conversion of an outbuilding to a self-contained unit is development that requires planning permission. If the outbuilding is required for a purpose incidental to the enjoyment of the dwelling house, then, subject to compliance with the other requirements of the legislation, it would be permitted development under Schedule 2, Part 1 Class E of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015. Development is not permitted by Class E if the total area of ground covered by buildings, enclosures and containers within the curtilage would exceed 50% of the total area of the curtilage.

### **Key supporting documents**

- Borough Character Appraisal (2015)
- Character Typology (2015)
- Mayor of London's Housing Supplementary Planning Guidance (2016)

## Residential care and nursing homes

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

- Strategic Objective 3
- Strategic Objective 5
- Strategic Objective 7

- Policy SP2
- Policy SP5

### Unitary Development Plan policies to be replaced

- H12 Residential Care Homes

### Why we need this policy

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

**4.33** In line with Strategic Objective 7, residential development should set out to achieve healthy and liveable communities to support the health and wellbeing of residents.

**4.34** Croydon has a very high number of nursing and residential care homes compared to other London boroughs. Analysis of changing needs for services supplied by the nursing and residential care home market evidences a 'saturation point' has been reached for some customer groups or categories of people in need. At the same time there is a greater public policy focus on supporting people to remain living at home safely whenever

possible. It is therefore necessary that Croydon plans to enable it to supply care provision to meet current and future needs of Croydon residents. A change in policy ensures:

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

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

**4.36** As of September 2015 the 142 care homes in Croydon have a total capacity of 2,796 bed spaces. Between April 2014 and November 2014, 761 of those bed spaces were occupied by people placed by Croydon Council and Croydon Care Commissioning Group (the grouping of GPs in Croydon that provides primary health care services in the borough). It was estimated that between 1,000 and 1,150 bed spaces were occupied by self-funders. The remainder of the bed spaces were either vacant or occupied by people placed from outside of Croydon. This has an adverse impact on the provision of health services in Croydon.

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

#### Policy DM3: Residential care and nursing homes

**DM3.1** Planning permission for new residential care or nursing homes will only be granted if there is a need for the particular services provided by the home in supporting with the care of residents of Croydon.

**DM3.2** Proposals for supported living and sheltered accommodation will generally be supported in the borough.

#### How the policy works

**4.41** Where there is an identified demand for residential care and nursing home bed spaces, the Council will support provision of this type of housing. This policy seeks to meet this need, however does not support an over-provision of care and nursing

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

**4.39** The National Planning Policy Framework (paragraph 50) states that local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.

**4.40** In accordance with the London Plan, the need for this type of accommodation has been identified taking into account the indicative requirement benchmarks set out in Annex A5: Specialist housing for older people.

home bed spaces. This is the preferred approach as set out in the care home forecast.

**4.42** The Care Act 2014 places a duty on all local authorities to meet the need for residential care and nursing home bed spaces within their own area. The policy accords with Annex Five: Specialist Housing for Older People of the London Plan.

**4.43** According to Croydon's Market Position Statement there are ample care and nursing home bed spaces within the borough to satisfy demand up to 2031. The policy therefore seeks to address the current over-provision and supply this type of accommodation only where there is an identified need.

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

**4.45** Proposals for supporting living will generally be supported in accordance with Annex A5: Specialist Housing for older people of the London Plan.

**4.46** This policy does not apply to accommodation for children (under the age of eighteen).

**4.47** It is considered preferable that people within the borough that require care are cared for within their community, close to their networks of friends and family.

#### **Key supporting documents**

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

## Vacant building credit

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

- Strategic Objective 3

- Policy SP2

### Unitary Development Plan policies to be replaced

- None

### Why we need this policy

**4.48** A Ministerial Statement on 28<sup>th</sup> November 2014 introduced a vacant building credit for developers of vacant buildings such that a reduced provision of affordable housing should be required. This vacant building credit only applies to buildings which have not been made intentionally vacant in order to redevelop them and to sites which do not have an extant or recently expired permission for the same or similar development. A policy is required to set out

how it will be determined that a building has not been made intentionally vacant, to define a same or similar development and a recently expired permission.

**4.49** The Mayor of London's Draft Interim Housing SPG encouraged boroughs to have policies in their local plans that set out the criteria for how the vacant building credit will be applied. In particular it suggests minimum vacancy periods and marketing requirements should be set.

### Policy DM4: Vacant building credit

**DM4.1** The Council will promote the re-use or redevelopment of existing buildings by applying a vacant building credit such that affordable housing requirements will only apply to the net increase in floor space resultant from development of buildings which have been:

- a) Vacant for a period of at least eighteen months prior to the granting of planning permission; and
- b) Marketed for their lawful use (or uses which could be lawful under the General Permitted Development Order) throughout the period they have been vacant.

**DM4.2** Vacant building credit will not be applied to development proposals for schemes which are the same as or similar to an extant or recently expired planning permission where:

- a) A similar planning permission is one in which the resident and non-residential floor space are each less than 25% greater than and the

residential floor space is more than half that of the existing or recently expired permission; and

b) A recently expired permission is one that lapsed within the previous two years prior to the granting of consent of the new planning permission.

### **How the policy works**

**4.50** The policy should ensure that only genuinely vacant buildings benefit from the vacant building credit and thus encourage their return to use.

**4.51** Buildings that have been made intentionally vacant, including those made redundant through estate rationalisation will not benefit from the vacant building credit.

**4.52** Vacant building credit does not apply to abandoned buildings. There is no planning definition of abandoned buildings; however an abandoned building cannot be marketed.

**4.53** The threshold for a similar proposal is set to prevent applications for developments with marginal increases or decreases in floor space, or changes of use or reduction in size of non-residential floor space avoiding providing needed affordable housing.

**4.54** Likewise a two year period as the definition of a recently expired permission is set to provide a disincentive to simply let existing permission expire so that vacant building credit can be applied for thus reducing the amount of affordable housing provided.

**4.55** Where vacant building credit is applicable to a development proposal the full affordable housing requirements set by Policy SP2.4 of the Croydon Local Plan will apply to the net increase in

floor space. This means that the Council will negotiate for 50% of the net increase in floor space to be for affordable housing and the current minimum requirements will apply in full. The Council will expect overall scheme viability to improve with the application of vacant building credit and this will be reflected in negotiations around any planning obligations including affordable housing.

**4.56** The Council will not entertain the resubmission of planning applications in order to benefit from vacant building credit where there is no material change from a scheme with an extant planning permission. Neither will the Council renegotiate existing signed Section 106 agreements to take into account vacant building credit if there is no other material change in circumstances warranting a review of planning obligations for a development.

### **Key supporting documents**

- National Planning Policy Guidance

# 5. Employment

Development in Croydon Metropolitan Centre, District and Local Centres

## Strategic Objectives and related Croydon Local Plan strategic policies

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

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

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

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

- SH5 Retail Vitality within Secondary Retail Frontages

## Why we need this policy

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

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

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

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

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

**Policy DM5: Development in Croydon Metropolitan Centre, District and Local Centres**

**DM5.1** The Council will ensure that the vitality and viability of Croydon Metropolitan Centre and the borough's District and Local Centres is maintained and increased by not permitting new developments or changes of use which would result in a net loss of ground floor<sup>7</sup> Class A uses within Main Retail Frontages (unless it relates to the expansion of an existing community use).

**DM5.2** Within Croydon Metropolitan Centre and the borough's District and Local Centres development proposals and changes of use on the ground floor must accord with Table 5.1.

**DM5.3** Outside of Main and Secondary Retail Frontages, but within centres, proposals for mixed use developments will be required to either:

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

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

Part of the town centre	Use	Expansion of existing uses or newly proposed uses
Main Retail Frontage	A1	Acceptable in principle
	A2 – A4	Acceptable in principle as long as it does not result in more than 60% of the ground floor of units falling outside the A1 Use Class

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

Part of the town centre	Use	Expansion of existing uses or newly proposed uses
	A5	Acceptable in principle as long as it does not result in more than 60% of the ground floor of units falling outside the A1 Use Class and does not result in two or more adjoining A5 units
	All Other Uses	All changes of use to a non Class A ground floor space within Main Retail Frontages will be refused. Expansions of existing non Class A uses will be refused unless it relates to a Community Use.
Secondary Retail Frontage	A1 – A4 and Community Uses	Acceptable in principle with a ground floor limit on Community Uses in these locations of 250m <sup>2</sup> (gross)
	A5	Acceptable in principle as long as it does not result in two or more adjoining A5 units at ground floor
	B1	Acceptable in principle as long as it results in an active frontage and does not undermine the retail function of the frontage
	All Other Uses	Unless it relates to a Community Use proposals involving an increase of existing non A Class ground floor space within Secondary Retail Frontage will be refused
Outside a Frontage but within Primary Shopping Area	All Uses	Acceptable in principle subject to the requirements of Policy DM5.3
Rest of Centre	A1	See .Policy DM9: Development in edge of centre and out of centre locations
	All Other Uses	Acceptable in principle subject to the requirements of Policy DM5.3

### Proposed amendments to the Policies Map

designations of the same name in the Unitary Development Plan<sup>8</sup>.

Each of the designations set by this policy are shown on the Policies Map. These designations are generally the same as the

However there are a number of proposed amendments to the boundaries.

Table 5.2 Amendments to designations (see *The draft Policies Map* for full details)

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

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

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

### How the policy works

**5.5** In part, this policy sets thresholds for uses within the Main and Secondary Retail Frontages. For the purposes of calculating the percentage of units within a given frontage, the Council will apply the rule of seven units either side of the subject property and an equal number of units on the opposite side of the road (if the frontage designation extends there also). Further guidance on this point is available in Appendix 2. This policy limits the saturation of

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

A5 uses as the associated waste and delivery issues can cause harm to residential amenity. The clustering of hot-food takeaways can have an adverse impact on the vitality and viability of town centres, therefore limiting hot-food takeaways will help to ensure residents have a greater choice of retail services.

**5.6** Studies have identified that one in three children is overweight or obese by the time they leave primary school and in 2014, an estimated 62% of the adult population were overweight or obese<sup>10</sup>. Croydon was selected as a pilot for the Mayor of London's Food Flagship program and one of the aims of the program is to improve the quality of food available to schools and communities. Limiting the number of hot food takeaways in the borough's town centres will support the public health agenda of tackling obesity and associated health problems and will promote access to healthier food options.

**5.7** Proposals for B1 uses will be supported in Secondary Retail Frontages to create opportunities for office, research & redevelopment and light industrial workshops within town centres. However, these uses should not undermine the retail function of the frontages and will be only permitted if they provide an active frontage.

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

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<sup>10</sup> Building the foundations: Tackling obesity through planning and development (Town and Country Planning Association, March 2016)

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

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

**5.11** For the purposes of Part 3 Class M of the General Permitted Development Order (2015), which sets out the circumstances where planning permission is not required for changes of use from retail to residential use, Main Retail Frontages and Secondary Retail Frontages are considered to be key shopping areas. In these locations any change of use from a retail use to residential will require an application to be made for planning permission which will be considered against the requirements of this policy.

### **Key supporting documents**

- Croydon's Monitoring Report (annual)

- Borough Wide Retail Needs Study Update (2008)
- Croydon Metropolitan Centre Retail Strategy (2009)
- Office, Industrial & Warehousing Land/Premises Market Assessment (2010)
- Employment Land Review Update (2013)
- Review of Town Centre Designations (2013)
- Assessment of boundaries and designations for Croydon Metropolitan Centre, District and Local Centres including analysis of mixed use developments (2012 and 2015)
- Appendix 3 – Designated shopping frontages

## Development in Neighbourhood Centres

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

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

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

### Unitary Development Plan policies to be replaced

- None

### Why we need this policy

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

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

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

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

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

**5.16** Typically more limited in retail offer to Local or District Centres, Neighbourhood Centres may contain a place of worship, playground, school, public house, GP and pharmacy.

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

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

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

**5.20** The London Plan sets out its ambitions to plan for a range of social infrastructure required for London's communities and neighbourhoods to support a high and improving quality of life. It supports a city of diverse, strong, secure and accessible neighbourhoods and seeks to ensure that neighbourhoods provide convenient access, especially by foot, to local goods and services needed on a day to day basis. . Local neighbourhoods should act as a focal point for local communities and enhance their overall attractiveness.

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

**5.22** The London Plan advocates a light touch approach regarding neighbourhood centres in order to sustain and improve

their convenience offer while supporting redevelopment of surplus units for housing.

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

## Policy DM6: Development in Neighbourhood Centres

**DM6.1** The Council will ensure that the vitality and viability of Neighbourhood Centres are maintained and enhanced and that they continue to provide a level of service of neighbourhood significance.

**DM6.2** In the vicinity of Neighbourhood Centres, development proposals must:

- a) Accord with Table 5.3; and
- b) Demonstrably relate to the Neighbourhood Centre, be in scale and be within reasonable walking distance to other retail and community uses within the centre.

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

Part of Neighbourhood Centre	Use	Expansion of existing units or newly proposed units
Within a Shopping Parade	All	See .Policy DM7: Development in Shopping Parades
Outside of a Shopping Parade	A1 – A4, B1 and town centre community uses	Acceptable in principle with a limit of floor space of 280m <sup>2</sup> (net)
	All other community uses	Acceptable in principle
	C3	Acceptable in principle
	All other uses (including A1 – A4, B1 and town centre uses with more than 280m <sup>2</sup> (net) floor space)	Not acceptable

### Proposed amendments to the Policies Map

In all instances the Neighbourhood Centres that have been identified do not appear in the Unitary Development Plan. The proposed Neighbourhood Centres are listed in Table 5.4 below. The proposed location of each Neighbourhood Centre can be found on the draft Policies Map.

**Table 5.4 Proposed Neighbourhood Centres (see *The draft Policies Map* for full details)**

Neighbourhood Centre	New
Ashburton Park	✓
Brighton Road/Downlands Road	✓
Brigstock Road	✓
Coulsdon Road/Court Avenue	✓

Neighbourhood Centre	New
Fieldway	✓
Green Lane/Northwood Road	✓
Kenley (Godstone Road)	✓
London Road/Kidderminster Road	✓
Lower Addiscombe Road/Cherry Orchard Road	✓
Portland Road/Watcombe Road/Woodside Avenue	✓
Selhurst Road	✓
Selsdon Park Road/Featherbed Lane	✓
Shirley Road	✓
South End/Parker Road/St Peter's Church	✓
South Norwood Hill	✓
Spring Park/Bridle Road	✓
Waddon Road/Abbey Road	✓
Woodside Green	✓

### How the policy works

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

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

enabling development of town centre uses that serve the local community.

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

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

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

**5.29** Proposals for A1 – A5 uses, B1 uses and community facilities should be within a five or ten minute walk from the centre, have a clear visual relationship to the centre and should not be disconnected from the centre by physical barriers. Further guidance is available in Appendix 4.

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

**5.31** The Council will not permit the development or expansion of retail or commercial premises that would significantly increase the 'offer' of the Neighbourhood Centre to the detriment of a Local or District Centre. For this reason, development of retail and town centre community uses with a floor space above 280m<sup>2</sup> will still be subject to a sequential test in accordance with Policy DM9: Development in edge of centre and out of centre locations.

**5.32** For the purposes of Part 3 Class M of the General Permitted Development Order (2015), which sets out the circumstances where planning permission is not required for changes of use from retail to residential use, designated Shopping Parades within Neighbourhood Centres are considered to be key shopping areas. In these locations any change of use from a retail use to residential will require an application to be made for planning permission which will be considered against the requirements of this policy which would not allow for the conversion.

### **Key supporting documents**

- Croydon's Monitoring Report (annual)
- Assessments of boundaries and designations for Croydon Metropolitan Centre, District and Local Centres (2012 and 2015)
- Borough Wide Retail Needs Study Update (2008)
- The Urban Design Compendium (2000)
- Barton, H., et al. (2003) Shaping Neighbourhoods: A Guide for Health, Sustainability and Vitality

## Development in Shopping Parades

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

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

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

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

- SH6 Retail Vitality within Shopping Parades

### Why we need this policy

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

**5.34** In relation to drawing up Local Plans, paragraph 23 of the National Planning Policy Framework states that local planning authorities should 'set policies for the consideration of proposals

### Policy DM7: Development in Shopping Parades

The Council will ensure that the vitality and viability of the borough's Shopping Parades is maintained and increased and that they continue to serve local communities by ensuring new development proposals and changes of use on the ground floor are in accordance with Table 5.5.

for main town centre uses which cannot be accommodated in or adjacent to town centres'.

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

**Table 5.5 New development proposals and changes of use in Shopping Parades**

Use	Expansion of existing uses or newly proposed uses
A1	Changes of use or proposals which do not result in an increase in floor space of the overall Parade are acceptable in principle. Other development will be subject to the provisions of Policy DM9: Development in edge of centre and out of centre locations.
A2 – A4 and Community Uses	Acceptable in principle as long as it does not result in more than 50% of the ground floor of units (within the entirety of the Parade) falling outside the A1 Use Class
A5	Not acceptable
B1 (Change of use only)	Changes of use to office, research & development and light industrial workshops are acceptable in principle as long as it does not result in more than 50% of the ground floor of units (within the entirety of the Parade) falling outside the A1 Use Class and provides an active frontage.
All Other Uses (including new development of B1)	Unless it relates to a Community Use or change of use to B1 use, proposals involving an increase of non Class A ground floor space within parades will be refused

**Proposed amendments to the Policies Map**

In most instances the proposed Shopping Parade is unchanged from that included within the current Unitary Development Plan. Those that have changed are detailed in Table 5.6 below.

**Table 5.6 Amendments to Shopping Parades designations (see *The draft Policies Map* for full details)**

Shopping Parade	New	Amended boundary	De-designated <sup>11</sup>
Beulah Road			✓
Brighton Road/ Kingsdown Avenue		✓	
Brighton Road/ Biddulph Road	✓		
Bywood Avenue		✓	
Grovelands		✓	
Headley Drive		✓	
London Road/ Mead Place	✓		
London Road/ Nova Road	✓		
London Road/ Fairholme Road	✓		
Lower Addiscombe Road/ Davidson Road	✓		
Morland Road			✓
Northwood Road			✓

<sup>11</sup> These Shopping Parades are designated as such in the current Unitary Development Plan but it is proposed that they are not designated in the Croydon Local Plan – Detailed Policies and Proposals.

Shopping Parade	New	Amended boundary	De-designated <sup>11</sup>
Old Lodge Lane			✓
Portland Road/ Sandown Road	✓		
Royal Oak			✓
Shirley Road/ Bingham Road	✓		
Southbridge Road	✓		
The Parade, Coulsdon Road		✓	
Thornton Road	✓		
Waddon Road		✓	
Whitehorse Lane	✓		
Whitehorse Road		✓	

### How the policy works

**5.36** This policy seeks to ensure that at least 50% of the units within the Shopping Parade are within Class A1 use. Under certain circumstances when one or more units within a Parade are much larger than the other units (for example, when there is an ‘anchor’ store) the 50% threshold may be applied to the gross floor space within the Parade rather than the number of units. Unless it relates to a community use, proposals involving the net loss of ground floor A Class floor space within Shopping Parades will be refused. The Council's annual land use surveys suggest this threshold is generally effective in securing a predominance of

A1 Class activity in Shopping Parades but does not render them prone to issues of long-term vacancy.

- Assessments of boundaries and designations for Shopping Parades (2012 and 2015)

**5.37** The policy limits the opening of new A5 units or changes of use to A5 in shopping parades. This will help to ensure residents have a greater choice of local retail services and will limit associated waste and delivery issues that can cause harm to residential amenity. Controls on the opening of new hot food takeaways support access to healthier food options outside town centres as shopping parades are often located in residential areas in close proximity to open spaces and schools.

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

**5.39** For the purposes of Part 3 Class M of the General Permitted Development Order (2015), which sets out the circumstances where planning permission is not required for changes of use from retail to residential use, Shopping Parades are considered to be key shopping areas. In these locations any change of use from a retail use to residential will require an application to be made for planning permission which will be considered against the requirements of this policy.

### **Key supporting documents**

- Croydon's Monitoring Report (annual)

## Development in Restaurant Quarter Parades

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

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

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

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

- None

### Why we need this policy

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

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

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

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

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

## Policy DM8: Development in Restaurant Quarter Parades

The Council will designate and ensure that the vitality and viability of the borough's Restaurant Quarters is maintained and increased and that they continue to serve local communities by ensuring new development proposals and changes of use are in accordance with Table 5.7.

**Table 5.7 New development proposals and changes of use in Restaurant Quarter Parades**

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

### Proposed amendments to the Policies Map

Restaurant Quarter Parades are a new designation that will be on the Policies Map. A list of proposed Restaurant Quarter Parades can be found in

Table 5.8 below.

**Table 5.8 Proposed Restaurant Quarter Parade designations (see *The draft Policies Map* for full details)**

Restaurant Quarter Parade	New
South End	✓

### How the policy works

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

**5.46** The policy limits Class A5 activity (which could undermine the area's function if restaurants and bars are replaced with hot-

food takeaways). This will help to safeguard and promote the Restaurant Quarter.

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

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

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

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

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

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

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

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

### Why we need this policy

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

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

**Policy DM9: Development in edge of centre and out of centre locations**

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

- a) Ensuring new development proposals for main town centre uses in edge of centre and out of centre locations are in accordance with Table 5.9; and
- b) Applying planning conditions to control the subdivision of units, extensions (including mezzanines), and the range and mix of convenience and comparison goods sold.

**Table 5.9 Development of main town centre uses in edge of centre and out of centre locations**

Use	Development in edge of centre locations	Development in out of centre locations
A1 – A4	<p>Where a sequential test satisfactorily demonstrates such uses cannot be accommodated within a town centre or existing vacant units in edge of centre locations, proposals will be acceptable in principle, provided the site is accessible and well connected to the town centre</p> <p>An impact assessment will be required for proposals which result in a unit greater than 2,500m<sup>2</sup></p>	<p>Where a sequential test satisfactorily demonstrates such uses cannot be accommodated within a town centre or edge of centre location or existing vacant units in any location, proposals will be acceptable in principle, provided the site is accessible and well connected to the town centre</p> <p>An impact assessment will be required for proposals which result in a unit greater than 2,500m<sup>2</sup></p>
A5	Not acceptable	Not acceptable
Offices and other main town centre uses	<p>Where a sequential test satisfactorily demonstrates such uses cannot be accommodated within a town centre or existing vacant units in edge of centre locations, proposals will be acceptable in principle, provided the site is accessible and well connected to the town centre</p> <p>An impact assessment will be required for proposals which result in a unit greater than 2,500m<sup>2</sup></p>	<p>Where a sequential test satisfactorily demonstrates such uses cannot be accommodated within a town centre or edge of centre location or existing vacant units in any location, proposals will be acceptable in principle, provided the site is accessible and well connected to the town centre</p> <p>An impact assessment will be required for proposals which result in a unit greater than 2,500m<sup>2</sup></p>
Non town centre community uses	Acceptable in principle	Acceptable in principle

## How the policy works

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

- a) Retail development (including warehouse clubs and factory outlet centres);
- b) Leisure, entertainment facilities and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls);
- c) Offices; and
- d) Arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

**5.51** For the purposes of this policy edge of centre and out of centre locations are defined as shown in Table 5.10. 'Well connected' is defined as a location benefiting from a Public Transport Accessibility Level of 4 and above.

**Table 5.10 Definition of edge of centre and out of centre location  
(informed by Annex 2 of the National Planning Policy Framework)**

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

**5.52** When undertaking a sequential test, applicants will be required to demonstrate there is no town centre or edge of centres sites or units that accommodate their proposal. For out of centre locations they will be required to assess whether there are any existing vacant out of centre units which can accommodate the proposal as it is sequentially preferable to occupy an existing unit in an out of centre location than develop a new unit.

**5.53** Extensions to existing, changes of use to or new A5 uses will not be permitted in edge of centre or out of centre locations which will prevent the opening of hot food takeaways in close

proximity to schools and open spaces. This will support the public health agenda of tackling obesity, particularly for children and young people, and promotes access to healthier food options.

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

**5.55** Where a proposed extension results in a unit greater than 2,500m<sup>2</sup> of floor space, an impact assessment will be required. Impact assessment will be required to assess the impact of the whole unit and not just the proposed extension.

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

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

**5.58** New community facilities in edge of centre or out of centre locations are acceptable in principle. This does not apply to

facilities considered to be a D2 use. These main town centre uses will require a sequential test and an impact assessment.

### **Key supporting documents**

- Croydon's Monitoring Report (annual)
- Borough Wide Retail Needs Study Update (2008)
- Croydon Metropolitan Centre Retail Strategy (2009)

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

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

- Strategic Objective 1
- Policy SP3.1

- Policy SP3.2

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

- EM2 Industry and Warehousing in Employment Areas

### Why we need this policy

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

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

**5.61** The Office, Industrial & Warehousing Land/Premises Market Assessment recommends that the Council promote improved estate management at Purley Way North (Mill Lane area), Selsdon Road (north and central parts of estate) and

Vulcan Way with the intention of encouraging redevelopment and intensification of land use, and improving environmental quality.

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

**5.63** The Mayor of London's Supplementary Planning Guidance on Land for Industry and Transport sets out an annual indicative industrial land release benchmark for Croydon of 0.5 hectare with a total release benchmark for 2011 – 2031 of 9ha. However, as Croydon lost 9ha of industrial land in a single 5 year period between 2006 and 2010, it is likely that expansion in Strategic and Separated Industrial Locations will be required to compensate for losses to the industrial stock elsewhere.

## Policy DM10: Expansion of industrial and warehousing premises in Strategic, Separated and Integrated Industrial Locations

Within the Strategic, Separated and Integrated Industrial Locations identified in Table 4.3 of the Croydon Local Plan: Strategic Policies, the Council will encourage the redevelopment of low density industrial and warehousing premises with higher density industrial and warehousing premises.

### How the policy works

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

### Key supporting documents

- Office, Industrial & Warehousing Land/Premises Market Assessment (2010)
- Employment Land Review Update (2013)
- Land for Industry and Transport Supplementary Planning Guidance (2012)

## A Place to Belong

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

## 6. Urban Design and Local Character

### Design and character

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

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

- Policy SP1
- Policy SP2.2
- Policy SP4
- Policy SP5.2

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

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

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

#### Why we need this policy

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

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

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

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

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

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

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

**6.6** The Croydon Local Plan: Strategic Policies provides policy on urban design, local character and public realm. However, in line with the National Planning Policy Framework, there is a need to provide detailed guidance on scale, density massing, height, landscape, layout, materials and access. This will provide greater clarity for applicants.

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

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

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

**6.10** The National Planning Policy Framework in paragraph 50 encourages local authorities to plan for the delivery of a wide

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

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

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

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

**6.14** The Mayor of London's Housing Supplementary Planning Guidance in Annex 1 'Summary of the Quality and Design

Standards for private outdoor space' has a minimum standard of 5m<sup>2</sup> of private outdoor space for 1-2 person dwellings and an extra 1m<sup>2</sup> to be provided for each additional occupant.

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

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

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

**6.18** The London Housing Design Guide in 5.1.1 Standards – identified that ‘in the past, planning guidance for privacy has been concerned with achieving visual separation between dwellings by setting a minimum distance of 18-21m between facing homes.’ It

says that ‘these are still useful yardsticks for visual privacy, but adhering rigidly to these measures can limit the variety of urban spaces and housing types in the city, and can sometimes unnecessarily restrict density’.

**Policy DM11: Design and character**

**DM11.1** To ensure that development enhances and sensitively responds to the predominant built form and spaces that define the character of places, proposals should be of high quality and respect:

- a) The development pattern, layout and siting;
- b) The scale, height, massing, and density;
- c) The appearance, existing materials and built and natural features of the surrounding area, and
- d) Where an extension or alteration is proposed, comply with Supplementary Planning Document 2 Residential Extensions and Alterations or equivalent.

**DM11.2** To improve the quality of the borough’s public, private and semi-public spaces, proposals should create clear, well defined and designed public and private spaces.

**DM11.3** To ensure the important contribution that historic street furniture plays in reinforcing local character and distinctiveness is recognised, the Council will seek to support proposals that restore and incorporate historic street furniture within the development.

**DM11.4** All proposals for new residential development will need to provide private amenity space that.

- a) Is of high quality design, and enhances and respects the local character;
- b) Complies with Supplementary Planning Document 3 Designing for Community Safety or equivalent;
- c) Is sited to ensure private outdoor amenity space can be adequately screened;
- d) Provides functional space;
- e) Provides a minimum amount of private amenity space of 5m<sup>2</sup> per 1-2 person unit and an extra 1m<sup>2</sup> per extra occupant thereafter; and
- f) All flatted development and developments of 10 or more houses must provide a minimum of 10m<sup>2</sup> per child of new play space, calculated using the Mayor of London's population yield calculator and as set out in Table 6.1 below. The calculation will be based on all the equivalent of all units being for affordable or social rent unless a signed Section 106 Agreement states otherwise.

**DM11.5** In addition to the provision of private amenity space, proposals for new flatted development and major housing schemes will also need to incorporate high quality communal outdoor amenity space that is designed to be flexible, multifunctional, accessible and inclusive.

**DM11.6** The Council will support proposals for development that ensure that the amenity of the occupiers of adjoining buildings are protected and that they do not result in direct overlooking of private outdoor space (with the exception of communal open space) or significant loss of existing sunlight or daylight levels of adjoining occupiers.

**DM11.7** To create a high quality built environment, proposals should demonstrate that:

- a) The architectural detailing will result in a high quality building;
- b) High quality, durable and sustainable materials that respond to the local character are incorporated; and
- c) Services, utilities and rainwater goods will be discreetly incorporated within the building envelope<sup>12</sup>.
- d) To ensure the design of roof-form positively contributes to the character of the local and wider area; proposals should ensure the design is sympathetic with its local context.

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<sup>12</sup> The building envelope (also known as the building shell) refers to the outer structure of a building.

**DM11.8** To help improve the health and wellbeing of future occupants', proposals for high density developments and/or developments with building separation distances less than 18 metres should have increased ceiling heights (at least 2.5m).

**DM11.9** To ensure a cohesive approach is taken to the design and management of landscape within the borough the Council will require proposals to:

- a) Incorporate hard and soft landscaping in accordance with Supplementary Planning Guidance 12 Landscape and the Croydon's Public Realm Design Guide, or equivalent;
- b) Provide spaces which are visually attractive, easily accessible and safe for all users, and provide a stimulating environment;
- c) Seek to retain existing landscape features that contribute to the setting and local character of an area;
- d) Retain existing trees and vegetation including natural habitats<sup>13</sup>; and
- e) In exceptional circumstances where the loss of mature trees is outweighed by the benefits of a development, those trees lost shall be replaced with new semi-mature trees of a commensurate species, scale and form.

**DM11.10** To ensure a creative, sensitive and sustainable approach is taken to incorporating architectural lighting on the exterior of buildings and public spaces the Council will require proposals to:

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

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<sup>13</sup> Natural Habitats are defined as the natural home or environment of an animal, plant or other living organism.

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

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

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

Site context

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

Character

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

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

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

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

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

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

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

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

#### Layout

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

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

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

**6.30** When considering the layout of new development, the Council will support proposals that minimise the amount of blank and inactive frontages, increase the amount of natural surveillance, and avoid dark and secluded areas. Supplementary Planning Document 3 Designing for Community Safety or equivalent should be referred to for aspects of safety in layout, and design. The provision of sufficient lighting, in line with EU lighting uniformity requirements, will encourage greater pedestrian access, movement and reduce opportunity for undesirable behaviour.

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

Supplementary Planning Guidance, when assessing site layouts the Council will consider a development's impact on visual amenity, overlooking, outlook, and sunlight and daylight.

#### Amenity space

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

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

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

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

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

space in areas of high density. The minimum width and depth of balconies should be 1.5m. Where there are privacy issues balcony enclosures should not be transparent.

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

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

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

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

all the child occupiers it is necessary to require that all developments meet the higher play space requirements of affordable and social rented homes unless there is a signed Section 106 agreement specifically stating a different mix of housing tenures in a development.

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

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

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

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

## Design

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

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

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

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

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

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

**6.50** The design of our built environment can affect our health and psychological and physiological well-being, and can have long-term implications for quality of life. Good house design should not be limited to the appearance of building and setting, it should also consider the wellbeing of the end user.

Croydon's Local Plan Strategic Policies SP5.2b set out the Council's objective to ensure new development provides healthy living by encouraging good house design. This is increasingly important in locations where densities are increased and/or separation distances are reduced. In these locations, to assist in the creation of buildings that improve the health and wellbeing of future occupiers, developments will be expected to exceed the minimum standards outlined in the Housing SPG. Public Realm

**6.51** A well-designed, cared for and high quality public realm<sup>14</sup> plays an important role in reinforcing the perception of Croydon as a welcoming, safe and accessible place. Croydon's aspirations for its public realm are outlined in the Croydon Local Plan Strategic Policies SP4.6 to SP4.10.

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

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

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

**6.55** Historic street furniture such as traditional red telephone boxes, post boxes, ornamental lamp columns, drinking fountains, cattle troughs, monuments and memorials can make a positive

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<sup>14</sup> The public realm is defined as public spaces that are accessible to all without charge. These can include public, semi-public and privately owned spaces.

contribution to local character by reinforcing a sense of place. Opportunities to retain, restore and incorporate historic street furniture should be taken.

### Landscape

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

**6.57** Supplementary Planning Guidance 12 Landscape Design is referenced in the policy and provides detailed guidance and clarity on what the Council is seeking from development proposals on providing safe well-designed landscaped schemes. The Croydon Public Realm Design Guide also sets out detailed guidance and clarity on what the Council is seeking from the public realm components of development proposals. If these documents are superseded the equivalent Council documents should be referred to.

### Lighting

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

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

### Design and Access Statements

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

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

**6.61** The Statement should refer to By Design, Supplementary Planning Document 3 Designing for Community Safety or equivalent and Supplementary Planning Guidance 12 Landscape Design or equivalent, and demonstrate how the National Planning Policy Framework, the London Plan and the Croydon Local Plan design policies are being met. Advice on the content of the Design and Access Statements can be found in the Council's advisory note 'Preparing Design Statements Advice Note for Applicants and Agents' and CABE's 'Design and Access Statements, How to write, read and use them'.

### **Key supporting documents**

- CABE Design and Access Statements, How to write, read and use them (2006)
- Supplementary Planning Document 2 Residential Alterations and Extensions
- Supplementary Planning Document 3 Designing for Community Safety
- The Mayor Of London's Housing Supplementary Planning Guidance: The London Plan Implementation Framework (March 2016)

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

## Shop front design and security

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

- Strategic Objective 5
- Strategic Objective 7

- Strategic Objective 10
- Policy SP4

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

- UD4 Shopfront Design

### Why we need this policy

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

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

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

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

**6.66** Paragraph 56 of the National Planning Policy Framework (requiring good design) outlines the need for robust and comprehensive policies that 'establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit'. Furthermore policies should aim to 'create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion'.

**6.67** The Council's Shop fronts and Signs Supplementary Planning Guidance No.1 was published on 27<sup>th</sup> March 1996 and Shop Front Security Addendum to Supplementary Planning Guidance No.1 Shop Fronts & Signs was adopted in April 2012. The Addendum provides advice on shop front security technology

and innovation and offers greater clarity regarding acceptable forms of shop front security.

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

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

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

### Policy DM12: Shop front design and security

**DM12.1** To ensure shop fronts are attractive, secure and of a high quality design, the Council will support proposals for new shop fronts and related alterations that respect the scale, character, materials and features of the buildings of which they form part.

**DM12.2** To ensure shop fronts are attractive, secure and of a high quality design, the Council will support proposals for new shop fronts and related alterations in the Metropolitan Centre, District and Local Centres, Shopping Parades and Restaurant Quarter Parades that do not include solid, perforated/pinhole external shutters; or consist of a mix of solid and open grille which conform to Supplementary Planning Guidance No.1 Shopfronts and Signs and the Shop Front Security Addendum to SPG No.1 or its equivalent.

**DM12.3** To ensure shop fronts are sympathetically incorporated and to provide future flexibility, developments that convert shops into residential accommodation should:

- a) Respect the scale, character, proportions, materials and features of the buildings of which they form part;
- b) Retain and incorporate historic shop fronts, including signboards, roller blind boxes, corbels, stall risers, cornices, fanlights, console brackets, transoms, pilasters and lobbies into the design;
- c) For new elements, adopt and reinterpret the language of shop front design; and
- d) Optimise window and door openings
- e) Ensure the design includes elements that provide privacy for the occupiers

## **How the policy works**

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

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

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

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

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

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

**6.77** When designing conversions of retail units to residential use, careful consideration should be given to the designing-in of privacy, given that retail units are commonly hard against the pavement. This could include retention or replacement of existing shop fronts and integration of a winter garden space at the front of the former retail unit to create a degree of environmental protection, privacy and private amenity space. Those seeking planning permission to convert shops into homes should seek additional guidance from Addendum to Supplementary Planning Guidance No.1 Converting Shops into Homes Adopted October 2004.

## **Key supporting documents**

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

## Advertisement hoardings

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

- Strategic Objective 5

- Strategic Objective 7

### Unitary Development Plan policies to be replaced

- UD5 Advertisements

### Why we need this policy

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

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

**6.80** The National Planning Policy Framework acknowledges the impact that advertisements can have on the appearance of the built and natural environment. It highlights the importance of the need for detailed assessment where 'advertisements would have an appreciable impact on a building or on their surroundings. Advertisements should be subject to control only in the interests of

amenity and public safety, taking account of cumulative impacts'<sup>15</sup>. The Advertisement and Hoardings & Other Advertisements Supplementary Planning Guidance No.8 (February 2003) provided guidance about acceptable locations, number, scale and type of advertisements such as wall mounted and Free standing hoardings and 'A' boards, panels, signs and window advertisements. The Supplementary Planning Guidance highlights the need to ensure advertisements are sensitively located and design to minimise the impact on residential areas and on heritage assets.

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<sup>15</sup> National Planning Policy Framework paragraph 67.

## Policy DM13: Advertisement hoardings

**DM13.1** To ensure advertisement hoardings positively contributes to the character and appearance of existing and new streets, the Council will require advertisement hoardings to:

- a) Be designed to improve the public realm;
- b) Demonstrate that the rear of the signs are well designed;
- c) Reinforce the special character of heritage assets and other visually attractive parts of the borough; and
- d) Ensure the location and size of hoardings does not harm amenity or conflict with public safety.

**DM13.2** To ensure advertisement hoardings positively contribute to the character and appearance of the building on which they are attached:

- a) The design and proportions should complement the symmetry and proportions of the host structure;
- b) They should be located where they do not obscure or destroy interesting architectural features and detailing; and
- c) They should be located where they do not cover windows or adversely impact on the functioning of the building.

### How the policy works

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

#### Hoardings affecting heritage assets

**6.82** In sensitive locations such as Conservation Areas, Local Heritage Areas, and adjacent to Listed Buildings and Locally

Listed Buildings, an excessive number of advertisements and signs in close proximity can lead to visual clutter and can detract from their character, appearance and setting. To reduce their impact on the significance of these heritage assets in these locations, the number of advertisements will be restricted and proposals will need to demonstrate that they positively enhance and respect their immediate setting and context.

#### Wall mounted hoardings

**6.83** Wall mounted advertisement hoardings are often difficult to sensitively integrate on buildings because they can be overbearing in scale, dominate the street scene and can create a poor relationship with building on which they are located. To ensure wall mounted hoardings can be sensitively incorporated on the

side of buildings or on boundary walls the Council will need to be satisfied that their design, scale, and siting would not have an adverse impact on the host building or structure on which it will be located.

#### Areas of Special Advertisement Control

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

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

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

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

#### **Key supporting documents**

- Advertisement and Hoardings & Other Advertisements Supplementary Planning Guidance No.8 (2003)

## Refuse and recycling

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

- Strategic Objective 5
- Strategic Objective 7

- Policy SP4.5
- Policy SP4.6

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

- UD15 Refuse and Recycling Storage

### Why we need this policy

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

**6.88** Both the London Plan and the National Planning Policy Framework do not contain policies relating to refuse and recycling within developments. Additionally the Croydon Local Plan: Strategic Policies refers to the Detailed Policies and Proposals for specific design guidance.

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

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

**6.91** The existing Unitary Development Plan policies have proved useful to both the Council and those applying for planning permission by providing guidance about the location and design of facilities which are integral to the functional running of each development.

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

Policy DM14: Refuse and recycling

**DM14.1** To ensure that the location and design of refuse and recycling facilities are treated as an integral element of the overall design, the Council will require developments to:

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

**DM14.2** To ensure existing and future waste can be sustainably and efficiently managed the Council will require a waste management plan for major developments and for developments that are likely to generate large amounts of waste.

## How the policy works

### Design considerations

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

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

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

### Technical considerations

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

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

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

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

## Key supporting documents

- The Mayor Of London's Housing Supplementary Planning Guidance: The London Plan Implementation Framework (March 2016)
- British Standards BS 5906:2005 – Waste management in buildings – Code of practice
- 2010 No.2214 Building and Buildings, England and Wales – The Building Regulations 2010
- The Building Regulations 2000 – Approved Document H, Drainage and Waste Disposal (2000 edition)

## Public art

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

- Strategic Objective 5
- Strategic Objective 7

- Policy SP4.5
- Policy SP4.6

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

- UD16 Public Art

### Why we need this policy

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

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

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

**6.102** Supplementary Planning Guidance 19 provides a useful guidance for those wishing to incorporate public art within their development. However, this document provides references to 'percent for art' a policy that is no longer live. This amended policy

provides link to the Council's Public Realm Design Guide which provides more detailed guidance.

## Policy DM15: Public art

To enhance and express local character, the Council will support the inclusion of public art and require all major<sup>16</sup> schemes to include public art that:

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

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<sup>16</sup> Major schemes are defined as being over 0.5 hectares or residential schemes over 10 units or developments over 1000m<sup>2</sup>

## **How the policy works**

**6.103** By considering public art during the early stages of the design process and clarifying the scope at the beginning of the Design Team Service process, opportunities can be taken to integrate public art into the fabric of the development itself in more imaginative ways. Public art should not be confined to statues, but can be incorporated in imaginative, simple and cost effective ways such as bespoke paving, gates, lighting, signage, street furniture, playground equipment, railings and landscaping, murals (painted or ceramic), decorative bargeboards or works of art incorporated on elevations where they will be visible to pedestrians.

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

**6.105** Those commissioning public art should seek additional guidance from Croydon's Public Realm Design Guide.

### **Key supporting documents**

- Public Realm Design Guide (2012)

## Tall and large buildings

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

- Strategic Objective 5
- Strategic Objective 7

- Policy SP4.5
- Policy SP4.6

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

- None

### Why we need this policy

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

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

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

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

**6.109** London Plan Policy 7.7 refers to tall and large buildings. This policy advises boroughs to work with the Mayor to identify areas that are appropriate, sensitive or inappropriate for tall or large buildings.

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

**6.111** The base line information used to select locations outside of the Croydon Opportunity Area included mapping of the

residential and non-residential character analysis and mapping,  
PTAL<sup>17</sup> ratings and open space deficiency mapping.

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<sup>17</sup> Public Transport Accessibility Level – a rating of accessibility provided by Transport for London

## Policy DM16: Tall and large buildings

**DM16.1** To ensure tall or large buildings respect and enhance local character, and do not harm the setting of heritage assets, proposals will be permitted where they:

- a) Are located in areas identified for such buildings in Policies DM36 to DM51, in masterplans and in the Croydon Opportunity Area Planning Framework;
- b) Are located in areas meeting a minimum Public Transport Accessibility Level (PTAL) rating of 4 with direct public transport connections to the Croydon Opportunity Area;
- c) The design should be of exceptional quality and demonstrate that a sensitive approach has been taken in the articulation and composition of the building form which is proportionate to its scale; and
- d) To improve the quality and access to open space buildings taller than 40 storeys will need to incorporate amenity space such as sky gardens, atriums and roof terraces that is accessible to the public as well as residents of the development.

**DM16.2** To ensure tall and large buildings are well integrated with the local area, the ground and first floors should incorporate a mix of publically accessible uses and spaces.

### How the policy works

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

**6.113** When considering whether a development can be considered to be tall or large, the context within which the building is situated must be considered. This would mean that a proposal for six storeys; in an area where predominant building heights are two storeys, would be considered to be a tall building. In an area where an urban block<sup>18</sup> comprises of buildings with narrow

<sup>18</sup> An urban block is a rectangular area in a city surrounded by streets and usually containing several buildings.

frontages, a proposal for a building with a scale that differs from this would be considered to be large.

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

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

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

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

**6.118** Proposals for tall or large developments within sensitive locations<sup>19</sup> will be expected to demonstrate that it meets the requirements of the London Plan Policies 7.6 and 7.7.

**6.119** Paragraph 6.23 of the Croydon Opportunity Area Framework outlines the importance of creating slender tall buildings in locations where the proposed building will be taller than the predominant surrounding development heights. This criterion will help to minimise the impact that the proposed building will have upon the setting and character in terms of microclimate, overshadowing and wind turbulence. This criterion is equally applicable in locations outside of the Croydon Opportunity Area (as listed in the Places of Croydon Policies DM32 to DM47) where opportunities for tall or large buildings may be available.

**6.120** Due to their size and scale and the increased densities arising from tall buildings, their impact on surroundings are greater than those of more conventionally sized buildings. Tall and large buildings, in areas such as the Metropolitan Centre that have been identified for growth, will place additional pressure on existing resources such as community facilities and public space. There is

an opportunity to address the shortage space by incorporating high quality public amenity spaces such as sky gardens, atrium spaces and roof terraces in tall buildings. To ensure that these buildings address current and future need for amenity space provision full public access to these spaces will be supported. The Council will work with developers to secure legal agreements for this type of amenity space provision.

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

### **Key supporting documents**

- Croydon Opportunity Area Planning Framework (2013)
- East Croydon Masterplan (2011)
- West Croydon Masterplan (2011)
- Mid Croydon Masterplan (2012)
- Infrastructure Delivery Plan (annually updated)
- Borough Character Appraisal (2015)
- Character Typology (2015)

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<sup>19</sup> Sensitive locations, include sites close to heritage assets, residential amenity spaces, schools, or where topography changes would result in the development crowding or blocking designated views or viewing corridors.,

## Promoting Healthy Communities

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

- Strategic Objective 4
- Strategic Objective 6
- Strategic Objective 7
- SP5.2
- SP5.4

#### Why we need this policy

**6.122** The links between planning and health are well established. Chapter 8 of the National Planning Policy Framework (NPPF) sets out the role of the planning system in promoting healthy communities, facilitating social interaction and creating healthy and inclusive places. The Planning Practice Guidance (PPG) recommends that health and wellbeing and health infrastructure are considered in Local Plan and planning decisions.

**6.123** Policy 3.2 of the London Plan Improving health and addressing health inequalities states that boroughs should work with key partners to identify and address significant health issues facing their areas and that new developments should be designed, constructed and managed in ways that improve health and promote healthy lifestyles to help reduce health inequalities. It recommends that Health Impact Assessments are used to consider the impact of major developments on health and wellbeing of communities.

**6.124** SP5.2 of the Croydon Local Plan: Strategic Policies sets out the Council will work in partnership with health authorities to improve health in Croydon and will ensure new developments provide opportunity for healthy living.

**6.125** Croydon, like many places, has a number of health inequalities. These health inequalities can be addressed by ensuring the planning system and new developments are considering health and wellbeing. This will allow local communities to lead healthy lifestyles and adopt healthy behaviours through living quality homes, participating in physical activity and have access to quality open spaces.

## Policy DM17: Promoting Healthy Communities

**DM17.1** The Council, working with relevant organisations, will ensure the creation of healthy communities which encourage healthy behaviours and lifestyles by requiring developments to:

- a) Consider health and wellbeing during the design of a development to maximise potential health gains and ensure any negative impacts can be mitigated;
- b) Ensure access to open spaces and facilities for sport, recreation, play and food growing;
- c) Promote active travel and physical activity through cycling and walking opportunities that are well linked to existing pedestrian and cycling infrastructure;
- d) Create spaces for social interaction and community engagement which are designed to be safe and accessible to all; and
- e) Assess and mitigate pollutants and other environmental impacts on health.

**DM17.2** The Council will work with NHS partners to support the provision of new healthcare facilities and improvements to existing facilities which provide services important for the physical health, mental health and general wellbeing of communities.

### How the policy works

**6.126** Considering health and wellbeing as early as possible into the design of a development presents greater opportunities for maximising positive gains, addressing health inequalities and mitigating any negative impacts. For example, to ensure a positive impact on mental health, developments should consider exceeding internal space standards, provide private or semi-private open spaces, ensure a sense of privacy for residents but also provide opportunities for social interaction and should ensure access to natural daylight.

**6.127** Developments can support physical activity, promote healthy weights and address health problems associated with obesity. This can be done by considering the layout and access to stairwells, ensuring the provision of accessible cycle storage in

both homes and workplaces and providing changing facilities to encourage people to cycle to work. Developments should provide quality open spaces, particularly in areas identified as being deficient, for sport, recreation and play whilst improving links to existing spaces and sport facilities. The design of a development can also promote access to healthy food opportunities by providing food growing opportunities whilst protecting existing facilities.

**6.128** Air pollution affects everyone living and working in the borough but can have greater impact on children, older people and those with heart and respiratory conditions. Developments must assess and mitigate the impacts of pollution and look for opportunities to improve air quality. Developments should also be designed to be energy efficient and well insulated to ensure

residents are able to live in warm homes and are protected against noise pollution

**6.129** Health Impact Assessments are a tool which can be used to assess the impact of development proposals on health and wellbeing. They should be used to set out how health and wellbeing have been considered during the design of a development, how positive impacts have been maximised and how any negative impacts have been mitigated, particularly where developments are located in the borough's most deprived wards. Health Impact Assessments should be undertaken as early in the process as possible to ensure the assessment is meaningful and can involve engagement from Croydon Public Health and NHS partners.

**6.130** New development in the borough needs to be supported by health and social infrastructure to ensure communities have access to facilities and services they require at every stage of their lives. Facilities should be accessible to all and should be easily reached by walking, cycling or public transport. The Council will continue to work with NHS partners to identify requirements for new facilities to meet the need arising from the borough's growing population. It will support improvements to existing facilities and will also work with NHS partners to identify opportunities for facilities to come forward as part of mixed-use schemes, particularly where there is an identified need. The impact of developments on existing healthcare facilities should be considered through a Health Impact Assessment.

### **Key supporting documents**

- The Mayor of London's Social Infrastructure SPG (2015)

## Views and Landmarks

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

- Policy SP4.2
- Policy SPS4.6

- Policy SP4.9
- Policy SP4.13

### Unitary Development Plan policies to be replaced

- UD11 Views and Landmarks

### Why we need this policy

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

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

### Policy DM18: Views and Landmarks

**DM18.1** The Council will consider the proposed development in relation to its impact on protected Local Designated Views such that developments should not create a crowding effect around, obstruct, or appear too close or high in relation to any Local Designated Landmarks identified in the Local Designated View.

**DM18.2** Developments should enhance Croydon Panoramas as a whole and should not tightly define the edges of the viewing corridors from the Croydon Panoramas. Developments should not create a crowding effect around, obstruct, or appear too close or high in relation to any Local Designated Landmarks identified in the Croydon Panoramas.

## How the policy works

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

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

**6.135** The Croydon Opportunity Area Planning Framework refers to the potential impact of tall buildings on views and assessment of impact on the skyline. It identifies townscapes along which people have generous views of the Croydon Opportunity Area. Further to this, it identifies the need for development to demonstrate that it integrates with and improves the local character and, that new buildings will be assessed against their impact on these views to ensure they do not result in an overbearing wall of development.

**6.136** The Panoramas selected (listed in table 5.2 of the Croydon Local Plan: Strategic Policies) are the wide expansive views of substantial parts of Croydon where public access to a view point to view the Panorama should be maintained.

**6.137** The important Local Designated Landmarks in the views are noted in the list of Croydon Panoramas and Local Designated Views in table 5.2 of the Croydon Local Plan: Strategic Policies. This policy aligns with the London Plan, Policy 7.12.

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

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

## Key supporting documents

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

## Heritage assets and conservation

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

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

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

### Unitary Development Plan policies to be replaced

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

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

### Why we need this policy

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

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

**6.141** The Council recognises the value of the historic environment, especially in relation to the positive contribution it can make to creating and maintaining sustainable communities, and considers it to be important to conserve the valued components of the borough's historic environment for the future. This view is supported by the National Planning Policy Framework

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

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

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

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

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

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

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

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

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

## Policy DM19: Heritage assets and conservation

**DM19.1** To preserve and enhance the character, appearance and setting of heritage assets within the borough, the Council will determine all development proposals that affect heritage assets in accordance with the following:

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

**DM19.2** Applications for development proposals that affect heritage assets or their setting must demonstrate:

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

**DM19.3** To preserve and enhance Listed Buildings, Scheduled Monuments and Registered Parks and Gardens within the borough, the Council will determine all development proposals that affect these heritage assets in accordance with the following:

- a) Substantial harm to or loss of a Grade II Listed Building or Registered Park and Garden should be exceptional;
- b) Substantial harm to or loss of a Grade I or II\* Listed Building or a Scheduled Monument should be wholly exceptional; and
- c) All alterations and extensions should enhance the character, features and setting of the building or monument and must not adversely affect the asset's significance.

**DM19.4** To preserve and enhance the character, appearance and setting of Conservation Areas within the borough, the Council will determine all development proposals that affect Conservation Areas in accordance with the following:

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

**DM19.5** To protect and enhance the character, appearance and setting of Locally Listed Buildings within the borough, the Council will determine all development proposals that affect Locally Listed Buildings in accordance with the following:

- a) Substantial weight will be given to protecting and enhancing Locally Listed Buildings; where demolition is proposed, it should be demonstrated that all reasonable attempts have been made to retain all or part of the building;
- b) All alterations and extensions should enhance the building's character, setting and features and must not adversely affect the significance of the building; and
- c) All proposals for development must have regard to Croydon's Local List of Buildings of Historic or Architectural Importance Supplementary Planning Document or equivalent.

**DM19.6** To preserve and enhance the character, appearance and setting of Local Heritage Areas within the borough, the Council will determine all development proposals that affect a Local Heritage Area in accordance with the following:

- a) Substantial weight will be given to protecting and enhancing buildings, townscape and landscape features that make a positive contribution to the special character and appearance of a Local Heritage Area; and
- b) All proposals for development must have regard for the development principles in the Conservation Area General Guidance Supplementary Planning Document and the Local Heritage Area evidence base.

**DM19.7** Substantial weight will be given to conserving and enhancing landscape features or planting that makes a positive contribution to the special historic character and original layout of Registered and Locally Listed Historic Parks and Gardens.

**DM19.8** All development proposals must preserve and enhance War Memorials and other monuments, and their settings.

**DM19.9** In consultation with the Greater London Archaeological Advisory Service, or equivalent authority, the Council will require the necessary level of investigation and recording for development proposals that affect, or have the potential to affect Croydon's archaeological heritage. Remains of archaeological importance, whether scheduled or not, should be protected in situ or, if this is not possible, excavated and removed as directed by the Greater London Archaeological Advisory Service or equivalent authority.

### **How the policy works**

**6.150** While the Council recognises that many non-designated heritage assets do not benefit from statutory protection, the Council will seek to protect all heritage assets from demolition due to their national or local historic and architectural significance and the contribution they make to the borough's townscape character. The Council will seek to retain original features and detailing present on buildings and ensure that alterations and extensions to historic buildings are carried out in a manner that does not harm their significance and respects the scale, character, detailing and materials of the original building and area. Proposals that include the reinstatement of significant lost architectural or landscape features or the removal or harmful alterations, where this can be demonstrably undertaken without harm to the significance of the heritage asset, will be supported in principle.

**6.151** In addition to the collective value of buildings and their relationship to each other, the character of Conservation Areas and Local Heritage Areas may be defined by the wider townscape, land uses, public realm, open spaces, road layout or landscaped areas. This character can be relatively consistent or in larger areas may contain several 'character areas' within the Conservation Area or Local Heritage Area. In addition to protecting individual buildings the Council will ensure that the wider character of an area is protected and enhanced.

**6.152** All planning applications submitted that relate to heritage assets should include a description of the significance of the heritage asset affected and analysis of the resultant impact of the development on the heritage asset and its setting. The level of detail of this statement should be proportionate to the significance of the asset affected and will, if necessary, be directed by the Council.

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

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

**6.155** Historic buildings should be maintained in their original use wherever possible unless fully justified by demonstration that this is necessary to secure its long term future viability. Where a proposed change of use is fully justified, it should be

demonstrated how the building's original fabric and character is to be preserved.

**6.156** Historic landscapes, including Registered and Locally Listed Historic Parks and Gardens may have interest from: their age, connection with historic buildings, events or people, presence of ornamental features and artefacts, style of layout, or work of an important designer. The Council will ensure that Historic Parks and Gardens are not adversely affected by new development.

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

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

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

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

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

**6.162** This policy should be read in conjunction with existing and future Council guidance documents including the:

- a) Conservation Area General Guidance Supplementary Planning Document;
- b) Conservation Area Appraisal and Management Plan Supplementary Planning Documents;
- c) Local List of Buildings of Historic or Architectural Importance Supplementary Planning Document; and
- d) Residential Extensions and Alterations Supplementary Planning Document.

## **Key supporting documents**

- The Setting of Heritage Assets, Historic England - Historic Environment Good Practice Advice in Planning 3 (2015)
- Conservation Area Designation, Appraisal and Management - Historic England Advice Note 1(2016)
- Understanding Place: Historic Area Assessments – English Heritage (2011)
- Enabling development and the conservation of significant places, English Heritage (2008)
- Borough Character Appraisal (2015)
- Croydon's Local List of Buildings of Historic or Architectural Importance Supplementary Planning Document (2007)
- Conservation Area Appraisal and Management Plans (various)
- Conservation Area General Guidance Supplementary Planning Document (2013)
- Local Heritage Areas Review (2014)
- Croydon Opportunity Area Planning Framework (2013)
- East Croydon Masterplan (2011)
- West Croydon Masterplan (2011)
- Mid Croydon Masterplan (2012)

# 7. Community Facilities

Providing and protecting community facilities

## Strategic Objectives and related Croydon Local Plan strategic policies

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

- Strategic Objective 8
- Policy SP5

## Unitary Development Plan policies to be replaced

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

### Why we need this policy

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

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

**7.3** The London Plan Policy 3.16 cites the protection and enhancement of social infrastructure which includes community

uses and encourages London boroughs to develop policies to protect these uses.

## Policy DM20: Providing and protecting community facilities

**DM20.1** The Council will ensure the provision of a network of community facilities, providing essential public services throughout the borough by protecting existing community sites that still serve, or have the ability to serve, the needs of the community.

**DM20.2** The Council will permit the loss of existing community facilities where:

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

**DM20.3** The Council will support applications for community use where the proposals:

- a) Include buildings which are flexible, adaptable, capable of multi-use and, where possible, enable future expansion;
- b) Are accessible to local shopping facilities, healthcare, other community services and public transport or provides a community use in a location and of a type that is designed to meet the needs of a particular client group; and
- c) Are for a use that is a town centre use, as defined by the National Planning Policy Framework, are located within Croydon Metropolitan Centre or a District or Local Centre, have no more than 280m<sup>2</sup> of floor space (net) and are in the vicinity of a Neighbourhood Centre, or are a change of use of an existing unit in a Shopping Parade.

### How the policy works

#### Protection of existing community facilities

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

- a) Explain why the current use is no longer needed if the building/site is occupied; and
- b) Show that the loss would not create, or add to, a shortfall in provision of floor space/sites for the existing community use by

providing details of a marketing exercise that meets the criteria below or provide a replacement community facility for a specific end user either on site as part of a mixed use development or elsewhere on a site with no current community use.

**7.5** Exceptions to this policy may include proposals involving the loss of an existing profit-making community use (such as a private gym or cinema) which would require evidence to be submitted to

demonstrate that the existing community use is not financially viable. This evidence will be assessed on behalf of the Council by an independent RICS valuer (paid for by the applicant).

**7.6** The marketing exercise associated with this policy should be for a minimum period of eighteen months. Space should be offered at a reasonable charge for community groups/voluntary sector organisations reflecting its existing use value unfettered by any hope value. In the event that a community facility is listed on the Assets of Community Value register and is offered for sale, the local community is given six months to prepare a bid to buy it. In such circumstances the marketing statement could be reduced to a period of a minimum continuous period of twelve months in addition to the six months that the community has to prepare a bid to buy it.

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

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

#### Proposals for new community facilities

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

**7.10** New community facilities should be located so that they are close to schools, local shopping facilities and public transport and other community services to reduce the number of trips people need to make to access them. However, it is acknowledged that there may be circumstances where the needs of a particular group

or client base mean that it that it does not need to be located close to other services. In such instances applications would need to be supported with information demonstrating how the lack of access to other services will not have a negative impact on the end users of the new community facility and the amenity of the surrounding area.

## Supporting Selhurst Park as the home stadium of Crystal Palace Football Club

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

- Strategic Objective 1

### Unitary Development Plan policies to be replaced

- RO16 Selhurst Park

### Why we need this policy

**7.11** Selhurst Park has been home to Crystal Palace Football Club since 1924

**7.12** The Council recognises the existing role that CPFC has in the community identifying it as a large scale community and

leisure facility that continues to make a significant contribution to local area regeneration, creating opportunities for people to share a sense of pride in where they live, as well as delivering initiatives that support community cohesion and facilitate greater social inclusion.

### Policy DM21: Supporting Selhurst Park as the home stadium of Crystal Palace Football Club

The Council will continue to support Selhurst Park as the home stadium of Crystal Palace Football Club and ensure that any redevelopment would enhance the club's position with a football stadium which makes a significant contribution to the Borough

### How the policy works

**7.13** The presence of a major Football Club within Croydon brings many economic, social and cultural benefits. It is therefore important to protect the facilities that are considered necessary for the retention of such a club.

**7.14** London Plan policy 4.6 provides support for the continued success of professional sporting enterprises and the cultural, social and economic benefits that they offer to residents, workers and visitors.

## Protecting Public Houses

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

- Strategic Objective 6
- Policy SP5

### Unitary Development Plan policies to be replaced

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

### Why we need this policy

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

### Policy DM22: Protecting Public Houses

The Council will not grant planning permission for the demolition or change of use of a public house, unless the Council is satisfied that there is not a defined need for a public house. Even where the Council is satisfied that there is not a defined need for the public house, the Council must be satisfied that:

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

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

- a) The loss of the public house would not result in a shortfall of local public house provision of this type;
- b) That the public house is no longer considered economically viable when considered against the CAMRA's Public House Viability Test; and
- c) The public house has been marketed as a public house, at a market rate for public houses, for a consistent period of 18 months.

### **How the policy works**

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

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

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

**7.20** The Council will resist the loss of these facilities unless it can be demonstrated that is no longer required in its current use. Evidence will be required to show that the loss would not create, or add to, a shortfall in provision for the public house and demonstrate that there is no demand for such a use on the site. This would include the submission of evidence of suitable marketing activity for a period of eighteen months. In the event that a public house is listed on the Assets of Community Value register and is offered for sale, the local community is given six

months to prepare a bid to buy it. In such circumstances the marketing statement could be reduced to a period of a minimum continuous period of twelve months in addition to the six months that the community has to prepare a bid to buy it. This evidence should demonstrate that the existing use is no longer financially viable through the submission of financial evidence. Marketing details need to include a site description, photographs and reasonable terms commensurate with public house use. In cases where a public house use has ceased it has to be successfully demonstrated that there is no local need or demand.

### **Key supporting documents**

- CAMRA Guidance – Pub Planning Policy Tool Kit (2014)
- 'How to save London's pubs as community resources' - Steve O'Connell, GLA (2013)
- The Social Value of Community Pubs (2012)

## Providing for cemeteries and burial grounds

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

- Strategic Objective 6
- Policy SP5

### Unitary Development Plan policies to be replaced

- CS1 Development of New Community Facilities

#### Why we need this policy

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

**7.22** A planning application was made to Tandridge District Council to extend the existing burial ground at Greenlawns Memorial Park following consideration of all known options within

the London Borough of Croydon itself. The planning application was refused and the refusal was upheld upon appeal.

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

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

#### Policy DM23: Providing for cemeteries and burial grounds

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

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

access is maintained.

### **How the policy works**

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

**7.26** Cemeteries and burial grounds would be particularly adversely affected by flooding. Therefore, they must not be located in areas of flood risk (from any source of flooding). Applications will be refused if there is any risk of flooding to the site irrespective of whether a sequential test demonstrates that there are no other suitable sites within the borough.

**7.27** They also have a greater potential to contaminate groundwater supplies. Groundwater provides a third of our drinking water in England and Wales, and it also maintains the flow in many rivers. In some areas of Southern England, groundwater supplies up to 80% tap water. It is crucial that these supplies and sources are looked after and ensure that tap water is completely safe to drink. The Environment Agency has defined Groundwater Source Protection Zones for groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. Maps are available from the Environment Agency (on their website) showing the extent of Groundwater Source Protection Zones in Croydon.

**7.28** The National Planning Policy Framework lists facilities for cemeteries as potentially being acceptable in Green Belt. However, the presumption is that this is for existing cemeteries and that new cemeteries and burial grounds need to demonstrate

exceptional circumstances before being permitted in Green Belt (and by default, Metropolitan Open Land).

**7.29** Therefore, a new cemetery or burial ground will only be permitted in Metropolitan Green Belt or Metropolitan Open Land if it has first been demonstrated that there are no suitable sites outside of Metropolitan Green Belt or Metropolitan Open Land. These sites do not have to be within the borough boundary of Croydon. Furthermore, any ancillary facilities associated with a new cemetery or burial ground must be kept to a minimum so that there is no impact on openness of Metropolitan Green Belt or Metropolitan Open Land. Existing public access to any site in Metropolitan Green Belt or Metropolitan Open Land must also be maintained.

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

### **Key supporting documents**

- Burial Land Need and Provision Study (2010)

## A Place with a Sustainable Future

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

## 8. Environment and Climate Change

Development and construction

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

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

- Strategic Objective 11
- Policy SP6.2
- Policy SP6.3

### Unitary Development Plan policies to be replaced

- EP1 Control of Potentially Polluting Uses

### Why we need this policy

**8.1** As part of its commitment to achieving sustainable development and promoting the economic and social wellbeing of the borough, the Council needs to ensure that there is effective

protection of the environment and prudent use of natural resources. To do this the Council needs to assess the environmental impacts of development and take action to ensure that sustainable development objectives are met. The entire borough of Croydon is also an Air Quality Management Area.

### Policy DM24: Sustainable Design and Construction

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

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

d) Encourage the use of sustainable and innovative construction materials in buildings.

### How the policy works

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

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

- a) Identifying potential sources of dust and other air pollution as early as possible from the earliest stages of project design and planning;
- b) Locating activities likely to generate air pollution or dust away from sensitive uses such as hospitals, schools, housing and wildlife sites where possible;
- c) Minimising dust generation by dampening stockpiles and covering skips;
- d) Dampening and sweeping construction sites, access roads and dust generating activities such as stone cutting as required;
- e) Accommodating wheel washer facilities as necessary; and
- f) Making use of techniques such as framed construction and prefabricated components in order to minimise construction noise and disruption on site.

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

### Air quality

**8.5** The entire borough of Croydon is an Air Quality Management Area (AQMA) and therefore developers should give careful consideration to the air quality impacts of their proposed development through an Air Quality Assessment.

**8.6** Since very few developments are 'zero emission' developments, most development will have a negative impact on air quality. As Croydon is an AQMA new developments should be at least 'air quality neutral'. Developers should consider measures to minimise emissions of air pollution at the design stage and should incorporate best practice in the design, construction and operation of the development. Where a development has a negative impact on air quality, developers should identify mitigation measures that will minimise or offset the emissions from the development. These mitigation measures should be implemented on-site. This is especially important where provision has been made for a large number of parking spaces, where the development will generate a significant number of trips, will give rise to other potentially significant sources of pollution or will be used by large numbers of those particularly vulnerable to poor air quality, such as children or older people. Poor air quality is linked to the development of chronic diseases and can increase the risk of respiratory illness. Tackling poor air quality can improve health problems and minimise the impacts on vulnerable groups, especially asthma in children and heart and respiratory diseases in older people.

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

development, new industrial and commercial development, or mixed use development with housing should consult the Interim Planning Guidance on Improving Local Air Quality and the Mayor of London's Control of Dust and Emissions Supplementary Planning Guidance.

### Noise

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

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

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

### **Key supporting documents**

- Standards and Requirements for Improving Local Air Quality Interim Policy Guidance (2014)
- The Mayor of London's Sustainable Design and Construction Supplementary Planning Guidance (2014)
- The Mayor of London's Control of Dust and Emissions Supplementary Planning Guidance (2014)

## Land contamination

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

- Strategic Objective 9

- Policy SP6.3

### Unitary Development Plan policies to be replaced

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

### Why we need this policy

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

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

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

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

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

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

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

whether it considers the site to be contaminated. Planning controls through the imposition of conditions assists in helping to govern these sites.

### Policy DM25: Land contamination

**DM25.1** The Council will permit development proposals located on or near potentially contaminated sites, provided that detailed site investigation is undertaken prior to the start of construction in order to assess:

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

**DM25.2** Where the assessment identifies unacceptable risks to human health, adjacent land uses or the local environment, site remediation and aftercare measures will be agreed or secured by condition to protect the health of future occupants or users.

**DM25.3** All development proposals on contaminated sites should be accompanied by a full risk assessment, which takes into account existing site conditions.

#### How the policy works

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

#### Key supporting documents

- Environmental Protection Act 1990

## Sustainable Drainage Systems and Reducing Flood Risk

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

- Strategic Objective 9
- Strategic Objective 11

- Policy SP6.4
- Policy SP6.5

### Unitary Development Plan policies to be replaced

- None

#### Why we need this policy

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

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

## Policy DM26: Sustainable Drainage Systems and Reducing Flood Risk

**DM26.1** The Council will ensure that development in the borough reduces flood risk and minimises the impact of flooding by:

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

**DM26.2** In areas at risk of flooding development should be safe for the lifetime of development and should incorporate flood resilience and resistant measures into the design, layout and form of buildings to reduce the level of flood risk both on site and elsewhere.

**DM26.3** Sustainable drainage systems are required in all development and should:

- a) Ensure surface run-off is managed as close to the source as possible;
- b) Accord with the London Plan Sustainable Drainage Hierarchy;
- c) Achieve better than greenfield runoff rates;
- d) Be designed to be multifunctional and incorporate sustainable drainage into landscaping and public realm to provide opportunities to improve amenity and biodiversity;
- e) Achieve improvements in water quality through an sustainable drainage system management train; and
- f) Be designed with consideration of future maintenance.

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

<b>Flood Zones</b>	<b>Land uses</b>	<b>Sequential Test</b>	<b>Exception Test</b>	<b>Flood Risk Assessment</b>
Flood Zone 1	All uses are permitted	Required if identified at risk from other sources of flooding	Not applicable	All major developments and in areas identified at risk from other sources of flood risk
Flood Zone 2	<p>Highly vulnerable uses will only be permitted if the Exception Test is passed</p> <p>More vulnerable and Highly vulnerable uses should set Finished Floor Levels a minimum of 300mm above the known or modelled 1% annual probability flood level (1 in 100 year) including climate change</p>	Required for all development unless allocated in the Croydon Local Plan: Detailed Policies and Proposals	Required for highly vulnerable uses	All development

Flood Zones	Land uses	Sequential Test	Exception Test	Flood Risk Assessment
Flood Zone 3a	<p>Highly vulnerable uses will not be permitted</p> <p>More vulnerable uses should set Finished Floor Levels a minimum of 300mm above the known or modelled 1% annual probability flood level (1 in 100 year) including climate change</p> <p>Basements dwellings will not be permitted</p>	<p>Required for all development unless allocated in the Croydon Local Plan: Detailed Policies and Proposals</p>	<p>Required for essential infrastructure and more vulnerable uses</p>	<p>All development</p>
Flood Zone 3b	<p>Water compatible uses will be permitted</p> <p>Highly vulnerable, more vulnerable and less vulnerable uses will not be permitted</p> <p>Basements dwellings will not be permitted</p>	<p>Required for all development unless allocated in the Croydon Local Plan: Detailed Policies and Proposals</p>	<p>Required for essential infrastructure</p>	<p>All development</p>

### How the policy works

**8.20** When preparing Flood Risk Assessments regard should be had to the Strategic Flood Risk Assessment, Surface Water Management Plan, Local Flood Risk Management Strategy, other local flood history, relevant flood defence asset information and

Environment Agency flood maps. Flood Risk Assessments should assess the risk from all sources of flooding.

**8.21** The Sequential Test and Exception Test are not required for sites allocated in this Plan, for minor development<sup>20</sup> or change of use<sup>21</sup>. For all other development in Flood Zones 2 and 3 the Sequential test and Exception Test should form part of the Flood Risk Assessment, having regard to the guidance in the Strategic Flood Risk Assessment. A Sequential Test is required for development in Flood Zone 1 if the area has been identified at risk from other sources of flooding.

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

**8.23** Where a site is at risk of groundwater, the Council will request a Basement Impact Assessment as part of the Flood Risk Assessment for any basement application. These assessments should be informed by ground investigations to help assess the flood risks to basement development.

**8.24** Croydon has experienced a number of surface water flood events and has been ranked by Defra as the 4<sup>th</sup> settlement in

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<sup>20</sup> In relation to flood risk minor development means: minor non-residential extensions with a footprint less than 250 square metres; alterations that do not increase the size of buildings; household development within the curtilage of the existing dwelling and physical extensions to the existing dwelling itself. This excludes the creation of a separate dwelling within the curtilage of the existing dwelling.

<sup>21</sup> This excludes change of use to a caravan, camping or chalet site or to a mobile home or park home site.

England most susceptible to surface water flooding<sup>22</sup>. The Local Flood Risk Management Strategy identifies up to 33,614 residential properties at risk from surface water in the borough<sup>23</sup>. Extensive records are held of surface water flooding across the borough with particularly significant episodes at Purley Cross roundabout and Brighton Road, Kenley station, Brighton Road (Coulsdon), Hamsey Green, Purley Oaks Road, Norbury and Thornton Heath<sup>24</sup>. Due to the risk posed by surface water flooding in Croydon development should utilise sustainable drainage systems to achieve better than greenfield runoff rates from the site. Greenfield runoff rates are defined as the runoff rates from a site, in its natural state, prior to any redevelopment and are typically between two and eight litres per second per hectare<sup>25</sup>. If better than greenfield runoff rates cannot be achieved this should be justified to the Local Planning Authority and Lead Local Flood Authority as part of a drainage strategy. In these instances greenfield runoff rates should be achieved as a minimum in line with the London Plan.

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

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<sup>22</sup> National Rank Order of Settlements Susceptible to Surface Water Flooding, Defra 2009

<sup>23</sup> London Borough of Croydon Local Flood Risk Management Strategy

<sup>24</sup> London Borough of Croydon, Merton, Wandsworth Strategic Flood Risk Assessment Level 1

<sup>25</sup> London Plan Sustainable Design and Construction Supplementary Planning Guidance

principles of water sensitive urban design and demonstrate a sustainable drainage management train. A sustainable drainage management train identifies the different stages of movement of water through and across a site, identifying suitable sustainable drainage techniques for each stage. For example, a management train could consist of a green roof, a soakaway and permeable paving used in different parts of a development. The drainage strategy should also demonstrate how the drainage system will be managed and maintained for the lifetime of the development.

**8.26** Sustainable drainage systems provide wider benefits than just reducing surface water runoff from a site. They provide opportunities to improve water quality by removing pollutants, improve the quality and attractiveness of public realm and open spaces and enhance biodiversity through the creation of habitats such as ponds and wetlands. Sustainable drainage systems should be designed to manage water as close to the source as possible and include treatment stages which not only manage the flow of water but provide wider benefits to the site. Detailed guidance on sustainable drainage systems is to be produced by the Lead Local Flood Authority.

### **Key supporting documents**

- Strategic Flood Risk Assessment (2015)
- Surface Water Management Plan (2011)
- Local Flood Risk Management Strategy (2015)
- Ministerial Statement HCWS161 (2014)

## 9. Green Grid

Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces

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

- Strategic Objective 9
- Strategic Objective 10

- Policy SP7.2

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

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

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

### Why we need this policy

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

borough's Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces ensures communities have access to open space for physical activity, recreation and play. The Croydon Local Plan: Strategic Policies seeks to protect and safeguard the extent of the borough's Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces

## Policy DM27: Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces

**DM27.1** The Council will protect and safeguard the extent of the borough's Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces as designated on the Policies Map by applying the same level of protection afforded to Metropolitan Green Belt in national planning policy to Metropolitan Open Land and Local Green Spaces in the borough.

**DM27.2** Extensions to existing buildings in Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces should not be more than 20% of their original<sup>26</sup> floor space or volume, or 100m<sup>2</sup> (whichever is the smaller) unless they are for agricultural use, forestry, or facilities for outdoor sport, outdoor recreation or cemeteries.

**DM27.3** Extensions to existing buildings in Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces that are less than 20% of the original floor space or volume, or less than 100m<sup>2</sup> in extent (whichever is the smaller) and extensions for agricultural use, forestry, or facilities for outdoor sport, outdoor recreation or cemeteries may still be disproportionate. In considering whether they are disproportionate and also whether a new replacement dwelling is materially larger or, if any proposed structure harms the openness of Metropolitan Green Belt, Metropolitan Open Land or Local Green Spaces, the Council will have regard to:

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

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<sup>26</sup> The original floor space and volume is as built, or as existed in 1948 for all buildings built prior to this date.

## Proposed amendments to the Policies Map

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

**Table 9.1 Proposed Local Green Spaces (see *The draft Policies Map* for full details)**

Local Green Space	New
Addiscombe Railway Park	✓
Addiscombe Recreation Ground	✓
All Saints Churchyard, Sanderstead	✓
All Saints Graveyard, Sanderstead	✓
All Saints with St Margaret's Churchyard, Upper Norwood	✓
Alder Way Playground	✓
Apsley Road Playground	✓
Ashburton Park	✓
Ashen Grove	✓
Beaulieu Heights	✓
Beulah Hill Pond	✓
Biggin Wood	✓
Boulogne Road Playground	✓
Bourne Park	✓
Brickfields Meadow	✓
Canterbury Road Recreation Ground	✓
Castle Hill Avenue playground	✓
Chaldon Way Gardens	✓
College Green	✓
Convent Wood	✓
Copse Hill Spinney	✓

Local Green Space	New
Coulsdon Coppice (Bleakfield Shaw)	✓
Coulsdon Coppice (North)	✓
Coulsdon Coppice (Stonyfield Shaw)	✓
Coulsdon Memorial Ground	✓
Dartnell Road Recreation Ground	✓
Duppas Hill	✓
Former Godstone Road allotments	✓
Foxley Wood and Sherwood Oaks	✓
Glade Wood	✓
Grangewood Park	✓
Green Lane Sports Ground	✓
Haling Grove	✓
Heavers Meadow & allotments	✓
Higher Drive Recreation Ground	✓
King Georges Field	✓
Land rear of Hilliards Heath Road	✓
Land to rear of Honeysuckle Gardens	✓
Little Road Playground	✓
Lower Barn Road Green	✓
Millers Pond	✓
Norbury Hall	✓
Norbury Park	✓
Normanton Meadow	✓
Northwood Road Recreation Ground	✓
Park Hill Recreation Ground	✓
Parkfields Recreation Ground	✓
Peabody Close playing field and allotments	✓
Pollards Hill	✓
Pollards Hill Triangle	✓
Promenade du Verdun	✓
Purley Beeches	✓
Queen's Road Cemetery	✓
Roke Play Space	✓

Local Green Space	New
Rotary Field	✓
St James' Church Garden	✓
St John's Church	✓
St John's Church Memorial Garden	✓
St John's Memorial Garden (east)	✓
St John's Memorial Garden (north)	✓
St Peter's Churchyard	✓
Sanderstead Plantation	✓
Sanderstead Pond (and Green)	✓
Scrub Shaw	✓
Selsdon Recreation Ground	✓
Shirley Oaks playing field and wood	✓
Shirley Recreation Ground	✓
South Croydon Recreation Ground	✓
South Norwood Recreation ground	✓
Spring Park Wood	✓
Stambourne Woodland Walk	✓
Temple Avenue Copse	✓
The Lawns	✓
The Queen's Gardens	✓
The Ruffet	✓
Thornton Heath Recreation Ground	✓
Trumble Gardens	✓
Upper Norwood Recreation Ground	✓
Waddon Ponds	✓
Wandle Park	✓
Westow Park	✓
Wettern Tree Garden	✓
Whitehorse Meadow	✓
Whitehorse Road Recreation Ground	✓
Whitgift Pond	✓
Wilford Road Playground	✓
Woodcote Village Green	✓

Local Green Space	New
Woodside Green	✓

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

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

## How the policy works

### Metropolitan Green Belt

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

### Metropolitan Open Land

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

### Local Green Space

**9.4** Local Green Space is a new national designation that aims to protect green spaces which are demonstrably special to a local community and hold a particular local significance, for example because of their beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of their wildlife, and where the green space is in reasonably close proximity to the community it serves and local in character (rather than an extensive tract of land).

### National planning policy

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

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

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

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

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

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

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

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

#### Local Green Space in Croydon

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

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

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

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

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

#### Extensions and replacement of existing buildings

**9.13** The policy defines disproportionate extensions for development proposals which are considered to be inappropriate development in the Green Belt, Metropolitan Open Land and Local Green Space. Any extension of more than 20% of the original floor space or volume, or greater than 100m<sup>2</sup> in extent (whichever is smaller) of an existing building will be considered disproportionate.

**9.14** It does not apply to proposals to extend uses that the National Planning Policy Framework considers to be acceptable in Green Belt. For these uses, development proposals will still be required to preserve the openness of the Green Belt and not conflict with the purposes of including land within it.

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

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

development rights and legal agreements may be sought to achieve these aims.

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

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

#### **Key supporting documents**

- Review of potential Local Green Spaces (2016)

## Protecting and enhancing our Biodiversity

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

- Strategic Objective 9
- Strategic Objective 10

- Policy SP7.4
- Policy SP7.5

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

- NC1 Sites of Nature Conservation Importance
- NC2 Specially Protected and Priority Species and their Habitats

- NC3 Nature Conservation Opportunities throughout the borough
- NC4 Woodlands, Trees and Hedgerows

### Why we need this policy

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

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

## Policy DM28: Protecting and enhancing our biodiversity

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

- a) Incorporate biodiversity on development sites to enhance local flora and fauna and aid pollination locally;
- b) Incorporate biodiversity within and on buildings in the form of green roofs, green walls or equivalent measures;
- c) Incorporate productive landscapes in the design and layout of buildings and landscaping of all major developments<sup>27</sup>;
- d) Have no adverse impact on land with biodiversity or geo-diversity value as designated on the Policies Map; and
- e) Have no adverse impact on species of animal or plant or their habitat protected under British or European law, highlighted within a local/regional Biodiversity Action Plan, or when the Council is presented with evidence that a protected species would be affected.

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<sup>27</sup> Developments of 10 or more residential units, 1,000m<sup>2</sup> or more of non-residential floor space or sites more than 0.5ha in extent.

## Proposed amendments to the Policies Map

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

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

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

### How the policy works

**9.20** The borough's natural wildlife heritage, including individual species of particular interest or scarcity, is not confined to the designated Sites of Nature Conservation Importance. Small open spaces, ponds, streams, back gardens, hedgerows, trees, unimproved grassland, heathland or 'wasteland' habitats can be important support for the borough's biodiversity and enable people to access and enjoy nature.

**9.21** Creating a patchwork of flower-rich meadows, field edges and flowery road verges, and extending this into urban gardens,

parks and open spaces, would assist bees and other pollinating insects and could reverse their decline.

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

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

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

**9.25** In major developments where productive landscapes can be managed by a school, community group or residents'

associations, opportunities for the provision of allotments, and community gardens and growing spaces should be explored.

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

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

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

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

**9.30** Occasionally, protection of nature conservation features may be outweighed by the need to provide essential infrastructure to support growth in the borough and beyond when there is no other suitable site. When assessing whether there are no other suitable sites the cost of site acquisition is not a consideration and applicants will need to demonstrate that the proposed infrastructure cannot be disaggregated on to smaller sites within the borough or elsewhere. In circumstances where it is deemed that the need to provide essential infrastructure outweighs the

protection of nature conservation features harm may be permitted. Compensatory measures of an equivalent nature conservation value will be required to offset the harm caused by the development. It should be noted that some habitats take hundreds of years to become established in their current form and therefore it may be impossible to secure a like-for-like replacement.

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

**9.32** An ecological assessment will be required for developments which will impact land with biodiversity or geo-diversity value. An assessment is also required if a development impacts on species or habits protected by British or European law, included within a Biodiversity Action Plan or when the Council is presented with evidence of protected species. Where an ecological assessment is needed to support a planning application the Council will require the applicant to pay for an additional independent assessment to be carried on out on behalf of the local authority.

### **Key supporting documents**

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

## Trees

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

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

- Policy SP7.4
- Policy SP7.5

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

- NC4 Woodland, Trees and Hedgerows
- UD14 Landscape Design

### Why we need this policy

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

### Policy DM29: Trees

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

- a) Ensuring that all development proposals accord with the recommendations of BS5837 2012 (Trees in relation to design, demolition and construction) or equivalent;
- b) Not permitting development that results in the loss or the excessive pruning of preserved trees or retained trees where they make a contribution to the character of the area;
- c) Not permitting development that could result in the future loss or excessive pruning of preserved trees or trees that make a contribution to the character of the area; and

- d) Not permitting development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland, hedgerows and veteran trees; and
- e) Producing a tree strategy outlining how the local authority will manage its tree stock and influence the management of those trees subject to a Tree Preservation Order.

### **How the policy works**

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

**9.35** Examples of types of development that could result in the future loss or excessive pruning of preserved trees or trees that make a contribution to the character of an area include new buildings in close proximity to the tree; or new roads within or accessing a development that pass within close proximity to a tree.

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

**9.37** Exceptionally the Council may permit development where the loss of the tree is unavoidable and there are clear benefits that outweigh the harm caused by the loss of the tree. In such cases the Council may impose a condition to require its replacement either, if practicable and acceptable on-site, and if not possible nor acceptable on-site, in another location where it might contribute to

the amenity and biodiversity of the local area. When replacing trees proposals should meet the requirements of Policy DM11.8.

### **Key supporting documents**

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

# 10. Transport and Communication

Promoting sustainable travel and reducing congestion

## Strategic Objectives and related Croydon Local Plan strategic policies

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

- Policy SP8.6
- Policy SP8.7

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

- UD13 Parking Design and Layout
- T2 Traffic Generation from Development
- T4 Cycling

### Why we need this policy

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

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

**10.3** Cycling, walking and increasing use of public transport promote physical activity, improve mental health and reduce physical obesity.

**10.4** Croydon suffers from congestion in a number of locations identified in the Croydon Opportunity Area Planning Framework - Strategic Transport Study. Congestion hinders Croydon's economic regeneration and development. A study from Portland, USA has calculated that congestion costs it \$844m annually<sup>28</sup>. Congestion and use of private transport also leads to increased carbon emissions in the borough. Croydon produces 1,660kt of CO<sub>2</sub> a year which puts it at seventh highest out of 33 London boroughs. The London Plan includes a target to reduce CO<sub>2</sub> emissions by 60% by 2025, the Climate Change Act sets out that

<sup>28</sup> [http://www.portofportland.com/PDFPOP/Trade\\_Trans\\_Studies\\_CoC\\_Report1128Final.pdf](http://www.portofportland.com/PDFPOP/Trade_Trans_Studies_CoC_Report1128Final.pdf)

emissions will be reduced by 80% by 2050 (based on 1990 levels).

### Policy DM30: Promoting sustainable travel and reducing congestion

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

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

#### How the policy works

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

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

**10.7** All major development proposals<sup>29</sup> should demonstrate by means of a Transport Assessment, Travel Plan, Construction Logistics Plan and Delivery & Servicing Plan, or equivalents, how they will promote measures to increase the use of public transport, cycling and walking and that they will not result in a severe impact on the local transport networks.

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

**10.9** The extent of the local public transport network includes bus routes within a 10 minute walk, tram routes and train stations within a 15 minute walk and cycle and walking routes within 15 minutes of the development. The exact extent of the local transport networks should be considered in the Transport Assessment.

<sup>29</sup> Residential development of 10 or more units, 1,000m<sup>2</sup> of non-residential floor space or a development of 0.5ha or more in extent

**10.10** The Croydon Local Plan: Strategic Policies require new developments to increase the permeability and connectivity for pedestrians and cyclists of their sites and to create new cycle routes in their developments.

## Car and cycle parking in new development

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

- Strategic Objective 8
- Strategic Objective 9
- Policy SP8.15

- Policy SP8.16
- Policy SP8.17

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

- UD13 Parking Design and Layout
- T8 Car Parking Standards in New Development

### Why we need this policy

**10.11** Croydon has strategic objectives to improve accessibility, connectivity, sustainability and ease of movement to, from and within the borough and to ensure the responsible use of land and natural resources and management of waste to mitigate and adapt to climate change.

**10.12** Croydon Local Plan Strategic Policy SP8 sets basic car parking standards by referring to pan-London standards set by the London Plan. These are sufficient for managing the overall provision of car parking in new development. However as some potential users of car parking have particular requirements these need to be covered in a Croydon-specific policy.

**10.13** This policy provides further requirements in terms of the quality of provision and how the parking should be provided.

**10.14** Occupiers of affordable housing also require car parking spaces although on average car ownership is 30-60% less than that of owner occupied homes.

## Policy DM31: Car and cycle parking in new development

To promote sustainable growth in Croydon and reduce the impact of car parking new development must:

- a) Reduce the impact of car parking in any development located in areas of good public transport accessibility<sup>30</sup> or areas of existing on-street parking stress;
- b) Ensure that the movement of pedestrians, cycles, public transport and emergency services is not impeded by the provision of car parking;
- c) Ensure that highway safety is not compromised by the provision of car parking including off street parking where it requires a new dropped kerb on the strategic road network and other key roads identified on the Policies Map;
- d) If the development would result in the loss of existing car parking spaces, demonstrate that there is no need for these car parking spaces;
- e) Provide car and cycle parking spaces as set out in Table 10.1;
- f) Ensure that cycle parking is designed so that it is secure and can also be used for parking for mobility scooters and motor cycles; and
- g) Provide car parking for affordable homes at an average rate not less than  $\frac{2}{3}$  that of other tenures.

**Table 10.1 Car parking in new development**

<b>Development type</b>	<b>On-site car club/Pool car parking spaces</b>	<b>Electric charging points and parking bays</b>	<b>Disabled car parking</b>	<b>Overall number of car parking spaces</b>	<b>Overall number of cycle parking spaces including motor cycles and mobility scooters</b>
Minor Residential <sup>31</sup>	n/a	Enable the future provision of electric charging points and parking bays for electric vehicles	n/a	As per London Plan Table 6.2 with no provision for higher levels of car parking in areas with low	As per London Plan Table 6.3 with cycle parking in major development to

<sup>30</sup> Public Transport Accessibility Level (PTAL) rating of 4 or more.

<sup>31</sup> Nine or fewer residential units on a site less than 0.5ha in extent.

<b>Development type</b>	<b>On-site car club/Pool car parking spaces</b>	<b>Electric charging points and parking bays</b>	<b>Disabled car parking</b>	<b>Overall number of car parking spaces</b>	<b>Overall number of cycle parking spaces including motor cycles and mobility scooters</b>
Major Residential <sup>32</sup>	At least 5% of the total number of spaces with a minimum of 1 parking space plus additional spaces at a rate of 1 space for every 20 spaces below the maximum overall number of car parking spaces set out in Table 6.2 of the London Plan.	Enable the future provision of electric charging points and parking bays for electric vehicles with half of car club bays to have an actual charging point	10% of visitor parking with a minimum of 1 space plus 1 disabled car parking space for each new dwelling designed to be wheelchair accessible or adaptable with half of bays to have electric vehicle charging	Public Transport Accessibility Levels	include charging for electric bicycles
Minor Non-residential <sup>33</sup>	n/a	n/a	As per London Plan Table 6.2	As per London Plan Table 6.2	
Major Non-residential <sup>34</sup>	5% of spaces with a minimum of 2 parking spaces	As per London Plan Table 6.2	As per London Plan Table 6.2		

<sup>32</sup> 10 or more residential units or a site of more than 0.5ha

<sup>33</sup> Less than 1,000m<sup>2</sup> of non-residential floor space on a site less than 0.5ha in extent

<sup>34</sup> A site of more than 0.5ha or more than 1,000m<sup>2</sup> of non-residential floor space

## How the policy works

**10.15** In locations such as Croydon Metropolitan Centre or District Centres with a minimum Public Transport Accessibility Level<sup>35</sup> rating of 5, the Council will consider developments with a reduced amount of parking. If a reduced amount of car parking is provided then a corresponding proportionate increase in car club or pool car spaces will need to be provided to compensate for the reduction in private car parking. This will need to be at a rate of one car club or pool car space for every twenty private car parking spaces that haven't been provided.

**10.16** Growth will take place throughout the urban area of the borough through development that complements and enhances the character of each area. As each area of the borough becomes more sustainable through growth it should encourage greater provision of public transport in areas that currently have a low Public Transport Accessibility Level. Therefore, no allowance is proposed for higher levels of car parking in residential development in these areas.

**10.17** It is recognised that sustainable growth of the suburbs will take place over the whole Plan period and that in the early years the public transport infrastructure necessary to support that growth may not exist in all areas with a low Public Transport Accessibility Level of 0, 1a or 1b. Therefore, in the early years of the Plan, it may therefore be acceptable for an increased provision of private car parking to be provided in developments in areas with a low Public Transport Accessibility Level if justified by a transport assessment. The transport assessment needs to demonstrate that the public transport provision will not be sufficient to service the development within the first three years following granting of

planning permission, that it is not reasonable to walk or cycle to the nearest railway station, and that there is no interest from car clubs in operating from the location at the time planning permission is sought.

**10.18** Car parking in new development can be visually intrusive and reduce the amount of land available for outdoor private amenity space within developments. In areas of good public transport accessibility new developments must reduce the visual impact of car parking. This may include use of underground car parking, reduced provision of car parking spaces within the development or active promotion of alternatives to private car use including car clubs, encouraging use of public transport by residents and enhanced provision of covered and secure cycle parking.

**10.19** Car parking, when integrated into new development, can enhance the street scene. However, car parking can also be a barrier to pedestrians, cycles and emergency services as well as detracting from the character of an area. Therefore, it is important that car parking provision is considered at the outset of a development and fully integrated in the design.

**10.20** Some areas of the borough already have a street parking permit system in operation and existing on-street parking is at a premium. In these locations developments will also need to promote alternatives to private car use, again including car clubs, encouraging use of public transport by residents and enhanced provision of covered and secure cycle parking.

**10.21** Not all existing car parking is needed and sometimes the redevelopment of an existing car park (either public or private) will help to provide much needed homes, social infrastructure and employment. In order to ensure that sufficient car parking is provided in schemes involving the redevelopment of an existing car park, applicants will need to demonstrate that there is no need

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<sup>35</sup> Public Transport Accessibility Level – a rating of accessibility provided by Transport for London

for any car parking spaces that are proposed to be lost. Need should be demonstrated through occupancy surveys of both the existing car park and other car parks serving the same area and must cover a range of times and dates such that peak operating times are surveyed.

**10.22** It is important that spaces provided for an on-site car club or pool car are used by a provider of these vehicles. The Council will enter a legal agreement with developers of qualifying developments to ensure that the spaces are used for their intended purpose.

**10.23** The London Plan sets out maximum car parking standards for residential developments based on public transport accessibility levels and local character. In many schemes in areas such as the Croydon Opportunity Area and District Centres where there are higher levels of public transport accessibility schemes with reduced levels of overall car parking may be acceptable. However, where there are reduced levels of overall car parking there should be a commensurate increase in provision of car club or pool car parking spaces. This is to ensure that reduced overall levels of car parking do not result in increased pressure on street parking, particularly in those areas without Controlled Parking Zones.

**10.24** In circumstances where the car club is not accessible to the wider community, in low density areas or where it is not commercially viable, the Council will expect developers to work with a car club operator to find a suitable site from which a car club would operate. In these circumstances the developer will be expected to fund a Traffic Regulation Order and the lining and signing of an on-street parking bay. This will ensure the parking space will be used by a car club operator and is accessible to both the development and the wider community.

**10.25** Croydon recognises that in many residential developments parking spaces are allocated to particular units and that electric car charging points may not be provided in the correct spaces. Therefore, all spaces in residential developments need to be enabled for future use by electric cars by ensuring the necessary infrastructure with the exception of actual charging points is integrated from the start.

**10.26** Non-residential developments are less likely to have a single assigned parking space per unit. Therefore, electric car parking spaces should be provided in accord with London Plan standards.

**10.27** New development should also provide cycle parking in accord with the standards set out in the London Plan.

**10.28** The Croydon Opportunity Area Planning Framework provides further guidance on provision of car parking within the Croydon Opportunity Area.

### **Key supporting documents**

- Croydon Opportunity Area Planning Framework

## Restricting temporary car parks

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

- Strategic Objective 1
- Strategic Objective 5

- Strategic Objective 9
- Policy SP1.1

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

- None

### Why we need this policy

**10.29** Croydon has strategic objectives to be the premier business location in South London and the Gatwick Diamond, to ensure that new development is high quality and integrates with the borough's built heritage, and to ensure the responsible use of land. Croydon Local Plan Strategic Policy SP1.1 requires all new development to contribute to enhancing a sense of place and improve the character of an area.

**10.30** The Croydon Local Plan: Strategic Policies encourages temporary uses to use under used and vacant spaces and buildings in the borough. This approach to the re-use of vacant spaces would be undermined if temporary car parks were allowed on these spaces as they can be easier to set up compared to other temporary uses. Temporary car parks could also undermine future car parking strategies for the borough.

**10.31** The Croydon Local Plan: Strategic Policies supports the use of vacant buildings and cleared sites by cultural and creative industries and community uses. It also supports their use for food growing and tree planting.

### Policy DM32: Restricting temporary car parks

To enhance a sense of place and improving the character of an area, permission will only be granted on empty spaces for temporary uses that are not temporary car parks.

### How the policy works

**10.32** Cultural and creative industries and community uses are considered preferable to temporary car parks as they are likely to

bring greater economic and regeneration benefits to the borough. Temporary car parks are also less likely to improve the character of an area or contribute to enhancing a sense of place.

**10.33** Temporary uses can include both specialist organisations such as ACAVA and Acme Studios and community groups, along with temporary landscaping or urban agriculture.

**10.34** Where a temporary car park is required because a nearby permanent car park is undergoing redevelopment (including replacement car parking), the Council may accept a proposal for a temporary car park to ensure that there is continued provision of car parking in a locality whilst redevelopment takes place.

## Facilitating rail and tram improvements

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

- Strategic Objective 8

- Policy SP8

### Unitary Development Plan policies to be replaced

- None

#### Why we need this policy

**10.35** Network Rail, as part of a programme of capacity improvements on the Brighton Mainline railway, are proposing to construct an additional island platform at East Croydon station complete with two additional tracks. In addition a new track is proposed to run from East Croydon station to Windmill Bridge Junction (where the routes to London Victoria and London Bridge divide as well as a new grade separated junction. This will mean that trains running to and from London Victoria and London Bridge will be able to run into and out of East Croydon station simultaneously which they cannot do at the moment.

**10.36** The additional platform at East Croydon station, additional track to and grade separated junction at Windmill Bridge Junction will each require some land currently outside of Network Rail's ownership. To ensure that developments which would prevent the upgrading of this section of the Brighton Mainline from taking place do not occur in this area a policy is proposed to safeguard the land for works required to upgrade the railway line.

**10.37** Network Rail also requires additional land whilst the improvement works are underway to support them (such as supply sites and access points). Therefore, additional land is

identified on which Network Rail must be consulted about all proposals for development and safeguard against any development which would have a negative impact on the ability to upgrade the Brighton Mainline.

**10.38** Tramlink is currently developing a number of improvements to support frequency and capacity increases on the network including

- A loop around Dingwall Road;
- The Wandle Flyover Doubling proposal involving double-tracking of the single-track tramway between Wandle Park and Reeves Corner tram stops;
- The Old Town Loop/Reeves Corner Turnback proposal;
- A Reeves Corner westbound tram stop;
- Double-tracking of part or all of the tramway between Harrington Road and Beckenham Junction;
- Elmers End line enhancements; and
- Potential for a Tramlink extension beyond New Addington tram stop and twin tracking as part of the redevelopment and regeneration of New Addington District Centre

## Policy DM33: Facilitating rail and tram improvements

Development will not be supported where it might prejudice the implementation of:

- a) Station improvement schemes or other proposals to upgrade train services along the Brighton Main Line corridor; or
- b) Infrastructure extensions or other operational improvements to increase capacity of the Tramlink network.

### How the policy works

**10.39** A prejudicial impact on the upgrading of the Brighton Mainline is defined as any impact which would prevent improvement works taking place including but not limited to conflicting construction works or use that would not be compatible with works associated with the construction of the Brighton Mainline.

**10.40** Likewise a prejudicial impact on infrastructure extensions or other operational improvements to increase capacity of the Tramlink network is defined as any impact which would prevent improvement works taking place including but not limited to conflicting construction works or use that would not be compatible with Tramlink improvements.

## Telecommunications

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

- Policy SP8

### Unitary Development Plan policies to be replaced

- CS6 Telecommunications

### Why we need this policy

**10.41** A policy on telecommunications is proposed as there are specific locational criteria regarding telecommunications equipment that would not be adequately covered by other policies of the Plan.

### Policy DM34: Telecommunications

**DM34.1** When planning permission is required proposals for telecommunications development will be permitted provided that:

- a) If proposing a new mast, it has been demonstrated that there are no existing buildings, masts or other structures on which the proposed apparatus can be sited;
- b) If proposing telecommunications development in Metropolitan Green Belt it has been demonstrated that there are no suitable sites that are not in Metropolitan Green Belt and there is no impact on openness;
- c) If proposing telecommunications development on Metropolitan Open Land it has been demonstrated that there are no suitable sites that are not on Metropolitan Open Land and there is no impact on the existing purpose of the site and its reason for it being designated as Metropolitan Open Land; and
- d) The siting of the proposed apparatus and associated structures minimises the impact on the operation of other electronic devices within the surrounding area.

**DM34.2** Telecommunication development on a building or other existing structure should be sited and designed to minimise impact to

the external appearance of the host building or structure.

### How the policy works

**10.42** Not all telecommunications development requires planning permission. Part 16 of the General Permitted Development Order (2015) sets out the circumstances when planning permission is required and when this policy will, therefore, apply. Under the General Permitted Development order most masts under 10m in height do not require planning permission and all masts over 15m will require planning permission.

**10.43** Telecommunications equipment should be located on existing structures where possible. If locating equipment on an existing telecommunications structure then information will need to be submitted with any application for prior approval or planning permission that the cumulative exposure, when operational, will not exceed International Commission on non-ionising radiation protection guidelines.

**10.44** The National Planning Policy Framework does not list telecommunications equipment as being acceptable in Green Belt. Proposals for new telecommunications equipment need to demonstrate exceptional circumstances before being permitted in Green Belt (and by default, Metropolitan Open Land).

**10.45** Therefore, new telecommunications equipment will only be permitted in Metropolitan Green Belt or Metropolitan Open Land if it has first been demonstrated that there are no suitable sites outside of Metropolitan Green Belt or Metropolitan Open Land. These sites do not have to be within the borough boundary of Croydon. Furthermore, any ancillary facilities associated with a new telecommunications equipment must be kept to a minimum so that there is no impact on openness of both Metropolitan Green Belt or Metropolitan Open Land and its reason for being

designated as Metropolitan Open Land, if it is a site on Metropolitan Open Land.

**10.46** Telecommunications equipment is not acceptable on Local Green Space

### Key supporting documents

- National Planning Policy Guidance
- General Permitted Development Order

# The Places of Croydon

The content of this section is related to the theme of Croydon as 'A Place of Opportunity'. It adds further detail to the Croydon Local Plan: Strategic Policies on planning for the sixteen Places of Croydon. It contains the Council's policies that would specifically apply to a Place and all the Detailed Proposals.

# 11. The Places of Croydon

The Place-specific policies

## Strategic Objectives and related Croydon Local Plan strategic policies

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

- Policy SP1
- Policy SP2.2
- Policy SP4.1

## Unitary Development Plan policies to be replaced by these policies

- H3 Planning Commitments and Identifying Housing Sites
- RO7 Cane Hill Hospital Site
- Schedule 1a Housing Sites

- Schedule 1b Mixed Use Sites with a Housing Element
- Schedule 1c Other Non-Residential Proposal Sites
- Schedule 1d Proposal Sites within the Croydon Metropolitan Centre, Town, District or Local Centres

## Why we need these policies

**11.1** The main objective of these policies will be to provide additional Place-specific development management policies to provide greater clarity and certainty that proposed developments are in line with the objectives of Croydon Local Plan Strategic Policy SP4. These policies should be read in conjunction with the Borough Character Appraisal including the Character Typology.

**11.2** The aspiration to achieve good design while retaining and improving the distinctiveness of each of Croydon's Places has

created the need to provide further design detail in the form of Place-specific development management policies. These additional policies will provide greater clarity and provide management guidelines for proposals within District and Local Centres and in locations outside of the masterplan areas, Conservation Areas, Local Heritage Areas or the Croydon Opportunity Area.

**11.3** An evaluation of local character was conducted to identify the locations in each of Croydon's 16 Places where Place-specific development management policies would be beneficial.

**11.4** The consistent theme within these Places was the need to identify management guidelines for major junctions, District Centres and Local Centres. These additional Place-specific development management policies will only be applicable within the areas identified on the Policies Map.

**11.5** In specific areas where it is unclear which predominant character should be referenced, additional place specific development management policies have been included.

**11.6** In other areas where no Place-specific development management policy applies the character can be managed through other policies within this Plan along with the masterplans, Conservation Area Appraisal and Management Plans, Local Heritage Areas and the Croydon Opportunity Area Planning Framework.

**11.7** The Place-specific policies also include all the Detailed Proposal sites in each Place. Full details of each Detailed Proposal including the reasons why particular uses are proposed can be found in Appendix 5.

#### Policy DM35: Positive character of the Places of Croydon

**DM35.1** To ensure that the Council's aspirations and objectives for each of Croydon's 16 Places is clearly reflected in the built environment proposals should complement and enhance the predominant positive character types identified in each of the 16 Places.

**DM35.2** The Council encourages the minimum height of 3 storeys for developments across the borough, subject to high quality design, other policies' compliance and cumulative impact on community and transport infrastructure.

**DM35.3** In specific locations identified on the Policies Map development should also refer to and be informed by the Place-specific policy.

**DM35.4** In specific locations identified on the Policies Map to maximise the potential for sustainable growth in the 16 Places, the Council will support the intensification of areas which are developable, where there is adequate provision of community infrastructure, good accessibility to public transport and open space and schools.

#### Proposed amendments to the Policies Map

The Place-specific development management policies identify specific locations with less consistent character where the criteria

of Policies DM36 to DM51 apply. As these are new designations they will need to be shown on the Policies Map. A list of all proposed Place-specific policies is shown in Table 11.1 and *The draft Policies Map* has details of all proposed areas where a

proposed Place-specific development management policy will apply, including maps.

**Table 11.1 Proposed Place-specific development management policies (see Policies DM32 to DM47 and *The draft Policies Map* for full details)**

Place-specific development management policy	Policy ref	New
New Addington District Centre	DM36.1	✓
Addiscombe District Centre	DM37.1	✓
Area between Addiscombe Railway Park & Lower Addiscombe Road (section between Leslie Park Road & Grant Road)	DM37.2	✓
Broad Green Local Centre	DM38.1	✓
Potential new Local Centre at Valley Park	DM38.2	✓
Area of the Lombard Roundabout	DM38.3	✓
Area north of Broad Green Local Centre	DM38.4	✓
Area of the junction of Windmill Road and Whitehorse Road	DM38.5	✓
Croydon Opportunity Area (all)	DM40.1	✓
Croydon Opportunity Area (New Town and the Retail Core)	DM40.2	✓
Croydon Opportunity Area (London Road area)	DM40.3	✓
Croydon Opportunity Area (area along Sydenham and Lansdowne Road)	DM40.4	✓
Norbury District Centre	DM43.1	✓
Pollards Hill Local Centre	DM43.2	✓
Purley District Centre and its environs	DM44.1	✓
Environs of Reedham station	DM44.2	✓
Area of the junction of Brighton Road and Purley Downs Road	DM44.3	✓
Sanderstead Local Centre	DM45.1	✓
Hamsey Green Local Centre	DM45.2	✓
Selsdon District Centre	DM461	✓
Shirley Local Centre	DM47.1	✓

Place-specific development management policy	Policy ref	New
Area between 518 and 568 Wickham Road	DM47.2	✓
Area of the Wickham Road Shopping Parade	DM47.3	✓
Brighton Road (Selsdon Road) Local Centre	DM48.1	✓
Section of Portland Road between the South Norwood Conservation Area and Watcombe Road	DM49.1	✓
Section of Portland Road between Watcombe Road and Woodside Avenue	DM49.2	✓
Thornton Heath District Centre and environs	DM50.1	✓
Thornton Heath Pond Local Centre and environs	DM50.2	✓
Waddon's potential new Local Centre	DM51.1	✓

Policy DM35.4 applies to locations where the Council will support intensification associated with gradual change of the area's local character. As this is a new designation it will need to be shown on the Policies Map. A list of all proposed locations where focused intensification associated with gradual change of the local character will apply is shown in Table 11.2 and *The draft Policies Map* has details where the policy will apply, including maps.

**Table 11.2 Proposed locations where the Council will support of focussed intensification associated with gradual change of area's local character under Policy DM35.4**

Place-specific development management policy	New
Area around Kenley station	✓
Brighton Road (Sanderstead Road) Local Centre with its setting	✓
Around Forestdale Neighbourhood Centre	✓

Place-specific development management policy	New
Setting of the Sanderstead Local Centre	✓
Settings of Shirley Local Centre and Shirley Road Neighbourhood Centre	✓

### How the policy works

**11.8** The Council recognises the need to proactively plan for the population growth. The challenge for the Croydon Local Plan: Strategic Policies is to respect local character and distinctiveness whilst accommodating growth. Croydon's aspiration is for this to be done in a way that contributes to the improvement of each of Croydon's 16 places and accommodated in the following ways as set out in Table 11.3 below:

**Table 11.3 Accommodating growth and improving Croydon**

Method of accommodating growth and improving Croydon	How it works	Applicable policies
Evolution without significant change of area's character	Each character type has a capacity for growth. Natural evolution is an ongoing process where development occurs in a way that positively responds to the local context and seeks to reinforce and enhance the existing predominant local character. Most development throughout the borough will be of this nature.	DM35.1 DM35.2

Method of accommodating growth and improving Croydon	How it works	Applicable policies
Guided intensification associated with enhancement of area's local character	Areas where the local character cannot be determined as a result of no one character being dominant further growth can be accommodated through place specific enhancement policies.	DM36 – DM51
Focused intensification associated with change of area's local character	Further growth can be accommodated through more efficient use of infrastructure. Due to the high availability of community and commercial services intensification will be supported in and around District, Local and potential Neighbourhood Centres which have sufficient capacity for growth.	DM35.4
Redevelopment	In larger areas where growth would result in a change to the local character it must be supported by masterplans or design codes.	DM38.2 DM40.1 DM51.1

### Evolution without significant change of area's character

**11.9** There are existing residential areas which have the capacity to accommodate growth without significant impact on their character. In these locations new residential units can be created through the following interventions.

- a) Conversion – The conversion or subdivision of large buildings into multiple dwellings without major alterations to the size of the building.
- b) Addition – This can include one or more extensions to the side, rear, front or on the roof, and is often combined with conversion of the existing building into flats.
- c) In-fill including plot subdivision – Filling in gaps and left over spaces between existing properties. It can also include subdivision of large plots of land into smaller parcels of land with a layout that complements the existing urban pattern.
- d) Rear garden development – The construction of new buildings in rear gardens of the existing properties. Houses must be subservient in scale to the main house.
- e) Regeneration – The replacement of the existing buildings (including the replacement of detached or semi-detached houses with flats) with a development that increases the density and massing, within the broad parameters of the existing local character reflected in the form of buildings and street scene in particular.

**11.10** The level of growth is depends on existing local character. The capacity for natural evolution is dependent upon the local character typology. The new development should not adversely impact on the predominant character.

**11.11** Table 11.4 below shows the types of interventions suitable for each type of local character:

**Table 11.4 Interventions suitable for each type of local character**

Local character types	Conversion	Additions	In-fill and Plot Subdivision	Rear garden development	Regeneration
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Local character types	Conversion	Additions	In-fill and Plot Subdivision	Rear garden development	Regeneration
<b>PREDOMINANTLY RESIDENTIAL TYPOLOGIES</b>					
Compact Houses On Relatively Small Plots					✓
Detached Houses On Relatively Large Plots	✓	✓	✓	✓	✓
Large Houses On Relatively Small Plots	✓	✓			✓
Local Authority Built Housing With Public Realm			✓		✓
Medium Rise Blocks With Associated Grounds		✓	✓		✓
Planned Estates Of Semi Detached Houses	✓	✓	✓	✓	✓
Scattered Houses On Large Plots	✓	✓	✓	✓	✓
Terraced Houses And Cottages	✓		✓	✓	✓
<b>PREDOMINANTLY MIXED USE CHARACTER TYPES</b>					
Large Buildings with Continuous Frontage Line	✓	✓			✓
Large Buildings With Spacing	✓			✓	✓
Suburban Shopping Areas	✓	✓	✓	✓	✓

Local character types	Conversion	Additions	In-fill and Plot Subdivision	Rear garden development	Regeneration
Tower Buildings	✓				✓
Urban Shopping Areas	✓	✓	✓		✓
PREDOMINANTLY NON-RESIDENTIAL CHARACTER TYPES					
Green Infrastructure					
Industrial Estates					
Institutions With Associated Grounds			✓		✓
Linear Infrastructure			✓		
Retail Estates & Business & Leisure Parks					
Shopping Centres Precincts & Town Centres					
Transport Nodes		✓	✓		✓

**11.12** To accommodate growth which would complement the existing individual character of Places of Croydon and improve efficiency of land use, The Council promotes the minimum buildings' height of three storeys. This applies to existing and new constructions across the borough, in suburban areas predominantly developed with 2 storey buildings in particular.

Focussed intensification associated with gradual change of area's local character

**11.13** Focussed intensification aims to maximise use of the existing growth capacity and to support sustainable spatial vision for the borough.

**11.14** New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. Height increase should be up to double the predominant height of buildings in the area.

**11.15** The promoted character types for the areas of focussed intensification are: 'Medium-rise Blocks With Associated Grounds', 'Large Buildings With Spacing' and 'Large Buildings With Continuous Frontage Line'. Their gradual introduction will alter over time the predominant character of intensified areas. The existing local character, site context and proximity to services determine whether concentrated (urban) or spacious (suburban) form of intensification would be appropriate. The list below explains the differences between the two.

- a) Urban type of focussed intensification would be appropriate in the central sections with shopping parades – New developments that form continuous street frontages are more appropriate in an urban context. This type of growth is acceptable in locations with a high to good PTAL, level 4 and higher. Access to public open space should be within the 400m walking distance. The new development should positively interact with public realm and be accessible directly from the street scene.
- b) Suburban type of focussed intensification would be appropriate for the areas surrounding central sections with shopping parades – Buildings with spacing between are more appropriate in a suburban context. This type of growth is acceptable in locations with a good to moderate PTAL, level 3 to 4, and moderate access to open space, within 800m walking

distance. The new development should retain vistas and physical connections to green open spaces between buildings in order to enhance the openness of the local character.

**11.16** Parts of the area between Kenley station and Godstone Road and Brighton Road (Sanderstead Road) Local Centre with the setting are located in Flood Zones 2 or 3. A Strategic Flood Risk Assessment is being prepared which will assess whether these areas can be made safe for the lifetime of any development from any risk of flooding.

## Addington

### General character

**11.17** The character of Addington is defined by extensive areas of Metropolitan Green Belt such as Birch Wood, Frith Wood, Rowdown Wood and North Downs. These green areas provide the setting for the Addington Village; and the 20th century housing estates in New Addington which comprise of 'Local Authority Built Housing with Public Realm' and 'Compact Houses on Relatively Small Plots' in Fieldway, both with scattered sections 'Medium Rise Blocks With Associated Grounds' and 'Tower Buildings'.

**11.18** Apart from the historic Addington Village, the Place is served by two 'Suburban Shopping Character Areas', Central Parade in New Addington (the District Centre) and Wayside in Fieldway.

**11.19** The spine of Central Parade separates the less green 'Suburban Shopping Character Area' of New Addington's District Centre from the area containing leisure and community facilities, with a character of 'Institutions with Associated Grounds'. In addition to these character types, Addington has a number of areas, located to the west and east of Central Parade, with an 'Industrial Estate' character. With the exception of Central Parade, these character areas are generally consistent and can be successfully managed through the policies of this Plan.

**11.20** The Addington Village Conservation Area incorporates a historic village with medieval origins in a rural setting. The village's architecture represents a variety of character types from various historical periods. The predominant types are: 'Scattered Houses on Large Plots' and 'Detached Houses on Relatively Large Plots'.

### Policy DM36: Addington

**DM36.1** Within the New Addington District Centre, to ensure that the District Centre characteristics are respected and enhanced proposals should:

- a) Make use of opportunities to create buildings with a larger footprint to the west of Central Parade; or
- b) Create buildings with smaller footprints that complement existing predominant building heights of 3 storeys up to 12 storeys within Central Parade.

**DM36.2** Within Addington allocate sites for development as set out in Table 11.5.

### How the policy works

#### New Addington District Centre

**11.21** The area in which DM36.1 applies is shown on the draft Policies Map.

**11.22** The 'Suburban Shopping Area' character on Central Parade is characterised by consistent building lines, setbacks and rhythm of facades and fenestration. This uniformity can be managed through other policies in the Croydon Local Plan. However, additional policies are required to manage the area to the west of Central Parade where there are precedents of large

and tall buildings. This location presents opportunities for growth through the creation of large or tall buildings.

Allocating land for development

**11.23** Table 11.5 below sets out the proposed use on specific sites in Addington. The location and boundary of each detailed proposal can be found on the draft Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 5.

**Table 11.5 Proposals for uses of land of specific sites in Addington**

<b>Ref no</b>	<b>Site name</b>	<b>Proposed use</b>
44	Central Parade West, Central Parade	Mixed development including residential, community, healthcare facility, leisure, retail and open space
120	Timebridge Community Centre, Field Way	Residential development including replacement community facilities. Any loss of playing fields must be reprovided and provision of a family centre shall be continuous during the construction stage.
636	Land west of Timebridge Community Centre, Lodge Lane	Secondary school

## Addiscombe

### General character

**11.24** Addiscombe is a suburban residential settlement, framed by green areas on the eastern side and the high density Croydon Opportunity Area to the west. This Place is influenced by and evolved as an extension of the Croydon Metropolitan Centre. The non-residential character consists of 'Urban Shopping Areas' (concentrated along the Lower Addiscombe Road corridor and the Shirley Road/Bingham Road Junction); and 'Industrial Estates' within the interiors of blocks, interlaced with houses.

**11.25** The residential character consists of a varied yet balanced mix of 'Terraced Houses and Cottages' in the north west of this Place, mix of 'Medium Rise Blocks With Associated Grounds' and 'Compact Houses on Relatively Small Plots' in the south west (between East Croydon and the Addiscombe tram stop and Lloyd Park, 'Detached Houses on Relatively Large Plots' in south east and 'Local Authority Housing With Public Realm' in the north. Some isolated residential 'Tower Buildings' and 'Large buildings With Spacing' are scattered in the centre, in the vicinity of Lower Addiscombe Road.

**11.26** The East India Estate Conservation Area protects and preserves the historic character of 'Large Houses on Relatively

Small Plots'. The Conservation Area covers a distinctive layout and architecture of residential suburb built on land owned and occupied by the former East India Trading Company Military Academy.

**11.27** The St Bernards Conservation Area contains 'Compact Houses on Relatively Small Plots'. It is a notable section of the Park Hill Estate completed in 1971 to an award winning international design by Swiss firm Atelier 5.

**11.28** The Addiscombe College Estate Local Heritage Area designation recognises the historical significance of the collection of preserved Victorian houses built between 1862 and 1900 on the land belonging to East India Trading Company. It represents mix of 'Terraced Houses and Cottages' and 'Large Houses on Relatively Small Plots'.

**11.29** Bingham Road Local Heritage Area designation recognises the heritage significance of the authentic and distinctive architecture of the Edwardian Addiscombe, 'Planned Estates of Semi-Detached Houses'.

### Policy DM37: Addiscombe

**DM37.1** Within the Addiscombe District Centre, to ensure that the Distinct Centre characteristics are respected and enhanced proposals should:

a) Complement existing predominant building heights of 2 storeys up to 4 storeys and a maximum of 5 storeys around the Lower

Addiscombe Road and Blackhorse Lane Junction;

- b) Retain the rhythm, size and the continuity of ground floor active frontages<sup>36</sup>;
- c) Allow flexibility at first floor and above for mixed use;
- d) Retain, enhance and positively reference corner features such as the articulation of corner buildings and architectural features such as domed projecting bays with finials and the projecting double gable ends running at 90 degree angles interrupting the running cornices;
- e) Incorporate or retain traditional shop front elements such as stall riser's fascias and pilasters; and
- f) Incorporate multi-stock brick as the predominant facing materials of the whole building.

**DM37.2** In the area between Addiscombe Railway Park & Lower Addiscombe Road (Section between Leslie Park Road & Grant Road), to ensure changes to the character of this area are carried out in a way that strikes a balance between enhancing the existing character and facilitating growth, proposals should:

- a) Retain the predominant residential building lines and the open character of front gardens;
- b) Respond to the fine grain<sup>37</sup> of the existing residential developments;
- c) Complement the existing predominant building heights of 3 storeys up to 4 storeys;
- d) Incorporate multi-stock brick and white render as the predominant facing materials of the whole building; and
- e) Enhance existing and provide new direct public walking and cycling routes to Addiscombe Railway Park by working with the Council and its partners to incorporate sections of the route as part of schemes.

**DM37.3** Within Addiscombe allocate sites for development as set out in Table 11.6.

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<sup>36</sup> These buildings have few or no blank facades. At ground floor the buildings contain uses that frame the street or space and active upper floors with little or no obscure or frosted glazing. Active frontages encourage visual and/or physical interaction between the private uses inside and the public uses outside. Visual interaction is achieved by creating views or glimpses through windows, projecting bays, balconies and doors into or out of a building. Physical interaction encourages people to come into a building or has indoor uses that spill out onto the street.

<sup>37</sup> Grain also called urban grain. It describes the pattern of the arrangement and size of buildings within a settlement and the degree by which an area's pattern of streets-blocks and junctions are respectively small and frequent (fine grain) or large and infrequent (course grain).

## How the policy works

**11.30** The areas in which Policies DM37.1 and DM37.2 apply are shown on on the draft Policies Map.

### Addiscombe District Centre

**11.31** The character of Addiscombe District Centre is defined by the predominance of the 'Urban Shopping Area' character along the northern side of Lower Addiscombe Road. The beginning and end of this character is marked by two triangular urban spaces.

**11.32** Addiscombe District Centre has managed to retain the village feel that contributes to its distinctive sense of place. The fine urban grain and consistent rhythm, frontage widths and setback of the buildings reinforce the relationship with the architecturally consistent Victorian and Edwardian 'Terraced Houses and Cottages' sited on the southern side of Lower Addiscombe Road.

**11.33** The Lower Addiscombe Road/Inglis Road junction area has a distinctive block composition and architectural detailing. The junctions are defined by symmetrical buildings with consistent heights and strongly defined corners. Detailing, such as domed projecting bays with finials and the projecting double gable ends running at 90 degree angles interrupting the running cornices, contributes to Addiscombe's distinctiveness. Additionally, features, such as the articulation of corner buildings including ground floor entrances that address corners, are a characteristic feature throughout the District Centre and should be referenced.

**11.34** The western section of the 'Urban Shopping Area' has a distinct non-residential appearance. This is reflected in the building heights and facing materials which are predominantly red multi stock brick. The eastern side mirrors the character of the adjacent residential areas. These buildings have ground floors that have been converted into commercial premises, whilst

preserving the residential appearance of the upper floors. The treatment of facades of these buildings gradually changes from multi stock brick to render. In order to preserve the distinction in appearance between the residential areas and the District Centre, new development should be encouraged to incorporate multi-stock brick.

**11.35** The Lower Addiscombe Road/Blackhorse Lane junction area is a formal, well defined urban public space framed on three sides by buildings with a predominant height of two to five storeys.

**11.36** The District Centre location and good transport links provides opportunities for densification of up to 5 storeys, preferably in locations on corner plots. It is considered that the retention of small traditional type shop frontages (including stall riser's fascias and pilasters) reinforces the distinctiveness of Addiscombe District Centre. Therefore it would not be appropriate to incorporate large and tall buildings within this location. Policy DM37.1 balances the need to facilitate growth and respect the existing character.

**11.37** This policy seeks to retain the continuity of plot widths, setbacks and traditional shop frontages (in line with the Shopfront Security Addendum to Supplementary Planning Guidance No.1 Shopfronts & Signs). This should not preclude growth, as growth may be still be achieved through creative design solutions such as amalgamating shop units to create one larger unit.

### Area between Addiscombe Railway Park & Lower Addiscombe Road (Section between Leslie Park Road & Grant Road)

**11.38** In this area the character of consists of 'Industrial Estates', 'Mixed Flats and Compact Houses', and sections of 'Terraced Houses and Cottages' and 'Local Authority Housing with Public Realm'.

**11.39** The character of this area has become fragmented as a result of development with an (urban) grain that is not in keeping with the character of the neighbouring buildings. This area is still undergoing change which will need to be managed. Policy DM37.2 will provide guidance to enable this to be carried out in a sensitive way.

Allocating land for development

**11.40** Table 11.6 below sets out the proposed use on specific sites in Addiscombe. The location and boundary of each detailed proposal can be found on the draft Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 5.

**Table 11.6 Proposals for uses of land of specific sites in Addiscombe**

<b>Ref no</b>	<b>Site name</b>	<b>Proposed use</b>
68	130 Oval Road	Residential development
116	Rees House & Morland Lodge, Morland Road	Secondary School
474	Rear of The Cricketers, 47 Shirley Road	Residential development

## Broad Green and Selhurst

### General character

**11.41** Broad Green is a heavily urbanised area consisting of a variety of local character types. The south-western edge is defined by large 'Retail Estates and Business and Leisure Parks' along Purley Way and the greenery of Archbishop Lanfranc's playing field and Croydon Cemetery. The dominant and high density area along London Road corridor identifies the centre of this Place. The eastern edge is dominated by the railway and associated 'Industrial Estates' of the Selhurst area. Smaller scale historical industrial estates are often interlaced within the urban fabric. The predominant residential character type is 'Terraced Houses and Cottages', with scattered areas of 'Local Authority Housing with Associated Public Realm' with sections of 'Compact Houses on

Relatively Small Plots' and 'Medium Rise Blocks With Associated Grounds' scattered in the east and in the vicinity of Whitehorse Road. 'Large Buildings With Strong Frontage Line' and 'Large Buildings With Spacing' dominate along London Road.

**11.42** The London Road Broad Green Local Heritage Area represents an 'Urban Shopping Character Area'. It includes buildings with unique Arts and Crafts inspired architectural design from the beginning of the 20<sup>th</sup> century.

**11.43** Henderson Road Local Heritage Area is a distinctive example of 'Terraced Houses and Cottages' character. The designation recognises the heritage significance these well-preserved terraces of small Victorian maisonettes adjacent to the Local Historic Park of Whitehorse Recreational Ground.

### Policy DM38: Broad Green and Selhurst

**DM38.1** Within the Broad Green Local Centre, to ensure that proposals positively enhance and strengthen the character of Broad Green Local Centre, and facilitate growth, developments should:

- a) Sympathetically relate to the predominant building massing within the Local Centre boundaries;
- b) Positively reference, respect and enhance architectural features such as the consistent rhythm and articulation of windows and doors;
- c) Complement the existing predominant building heights of 2 storeys up to a maximum of 4 storeys; and
- d) Incorporate multi-stock brick as the predominant facing materials of the whole building.

**DM38.2** Within the area of the potential new Local Centre at Valley Park, to ensure development opportunities including public realm improvements are undertaken in a cohesive and coordinated manner and that they result in the creation of a Local Centre with a sense of place and distinct character, a masterplan with elements of design code will be developed.

**DM38.3** In the area of the Lombard Roundabout, to facilitate growth and to enhance the distinctive character of the Lombard

Roundabout Area proposals should:

- a) Complement the existing predominant building heights of 3 storeys up to a maximum of 6 storeys;
- b) Create a sense of continuity by setting back buildings from the street and create building lines and frontages which positively reference and respond to the junction;
- c) Address the deficiency in green infrastructure within the area by incorporating tree planting and greenery within the development; and
- d) Retain the extent and enhance the quality of the existing public realm within the development, including introducing large trees and other vegetation to balance the impact of large or tall buildings.

**DM38.4** In the area north of Broad Green Local Centre, to ensure that proposals enhance and strengthen the character of the area north of the Broad Green Local Centre, and facilitate growth, developments should:

- a) Retain and create glimpses and separation distances between buildings in order to improve the openness of London Road;
- b) Incorporate main pedestrian entrances onto London Road;
- c) Complement the existing predominant building heights of 3 storeys up to a maximum of 8 storeys; and
- d) Retain the extent and enhance the quality of the existing public realm within the development, including introducing large trees and other vegetation to balance the impact of large and tall buildings.

**DM38.5** In the area of the junction of Windmill Road and Whitehorse Road, to create a sense of place of this area proposals should:

- a) Create building lines and frontages which positively reinforce and respond to the form of the junction;
- b) Use tree planting to reinforce the street alignment; and
- c) Complement the existing massing of the immediate area around the Windmill/ Whitehorse Road Junction, by ensuring that the overall height of the building does not exceed 5 storeys; or complement the existing predominant building heights of 2 storeys up to a maximum height of 3 storeys; or ensure the ridge line is no taller than those adjacent to it.

**DM38.6** Within Broad Green and Selhurst allocate sites for development as set out in Table 11.7.

## How the policy works

**11.44** The areas in which Policies DM38.1 to DM38.5 apply are shown on the draft Policies Map.

### Broad Green Local Centre

**11.45** Broad Green Local Centre is dominated by the London Road traffic. It is an area with potential for growth.

**11.46** The edge of the Broad Green Local Centre is eroding and is beginning to lose its separate identity and sense of place. This could lead to the Local Centre being amalgamated into the homogenous urban form of the London Road.

**11.47** The detailed policies in DM38.1 will help to strengthen the identity of the Local Centre by setting design parameters such as consistent scale, street frontage treatment and public realm requirements.

### Potential new Local Centre at Valley Park

**11.48** The area is currently dominated by large scale 'Retail Estates and Business and Leisure Parks' and associated parking, separated from the adjoining area by embankments, Purley Way and the tram infrastructure.

**11.49** There is a mix of uses similar to an urban centre. However, large amounts of car dominated spaces make this area less pedestrian and cycle friendly. Additionally, the presence of large undefined spaces has contributed to this area's lack of a sense of place.

**11.50** There is potential for growth and for transformation into a new Local Centre. To enable potential development opportunities to be undertaken in a cohesive and coordinated manner, a masterplan will be considered.

### Lombard Roundabout area

**11.51** This is an area at the edge of two character types that contrast in scale. These are 'Terraced Houses and Cottages' and 'Large Buildings in an Urban Setting'. The area has potential for growth. The Place-specific development management policy is required to facilitate growth that enhances the distinctive character of the Lombard Roundabout Area.

**11.52** These policies will encourage new developments to establish a transitional zone between the existing uniform low rise residential areas and the larger scale structures around the Lombard Roundabout.

### Area north of Broad Green Local Centre

**11.53** The edge of the Broad Green Local Centre is eroding and is beginning to lose its separate identity and sense of place. This could result in its being absorbed into the homogenous urban form of London Road.

**11.54** The area north of Broad Green Local Centre is already experiencing growth. A cohesive approach needs to be taken to ensure that Local Centre edge is well defined and that the buildings along London Road have spacing.

### Area of the junction of Windmill Road and Whitehorse Road

**11.55** There is a poor relationship between the street layout and the building frontages at the Windmill Road/Whitehorse Road junction area. This has resulted in an area lacking a sense of place. The character within this area is a mix of low rise 'Terraced Houses and Cottages', 'Industrial Estates' and 'Retail Estates and Business and Leisure Parks'.

**11.56** There is a potential for growth and an opportunity for improving the definition of frontages and street edge, as well as overall quality of urban environment. This could include

addressing the deficiency in green infrastructure by ensuring tree planting and greenery is an intrinsic part of the development.

#### Allocating land for development

**11.57** Table 11.7 below sets out the proposed use on specific sites in Broad Green and Selhurst. The location and boundary of each detailed proposal can be found on the draft Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 5.

**Table 11.7 Proposals for uses of land of specific sites in Broad Green and Selhurst**

Ref no	Site name	Proposed use
78	114-118 Whitehorse Road	Residential conversion and extension
119	Amenity land at Croydon AFC stadium, Mayfield Road	Primary school with access to playing field for community use outside of school hours
157	Canterbury Mill, 103 Canterbury Road	New primary school
314	Valley Park (B&Q and Units A-G Daniell Way), Hesterman Way	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS), community and leisure to form the basis of a new residential community and local centre.

Ref no	Site name	Proposed use
334	Valley Leisure Park, Hesterman Way	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS), community and leisure to form the basis of a new residential community and local centre.
337	Zodiac Court, 161-183 London Road	Residential redevelopment
348	Homebase & Matalan stores, 60-66 Purley Way	Mixed use residential and retail development
396	Praise House, 145-149 London Road	Redevelopment for mixed use residential and community use
404	Vistec House & 14 Cavendish Road, 185 London Road	Residential development
416	Challenge House, 618 Mitcham Road	Residential redevelopment or conversion. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development.
471	Masonic Hall car park, 1-1B Stanton Road	Residential development
517	Milton House, 2-36 Milton Avenue	Residential and employment uses

## Coulsdon

### General character

**11.58** Coulsdon is a small suburban settlement surrounded by areas of Green Belt. The Green Belt in this area is characterised by open views of open spaces and wooded mature tree belts. Coulsdon's District Centre has a well-defined and consistent 'Urban Shopping Area' character and two parallel strips containing 'Retail Estates and Business and Leisure Parks' and 'Industrial Estates' separated by the bypass and railway lines.

**11.59** Coulsdon's built environment is located within the valleys alongside railway lines and main roads. The predominant residential characters are 'Detached Houses on Relatively Large Plots With Minimum Public Realm' to the north and east, an estate of 'Compact Houses on Relatively Small Plots' to the east, 'Planned Estates of Semi Detached Houses' with garages, and low density, 'Scattered Houses on Large Plots' in the south.

### Policy DM39: Coulsdon

Within Coulsdon allocate sites for development as set out in Table 11.8.

### How the policy works

**11.63** Coulsdon has the potential for growth. Much of this is concentrated within the Cane Hill area.

**11.64** The District Centre and environs is an area with a broad mix of uses. This has resulted in a variety of character areas with diverse set of transitions between characters.

**11.65** Coulsdon District Centre is well served by public transport. This provides an opportunity for it to function as a destination. The

**11.60** The Chipstead Valley Road (St Dunstan's Cottages) Local Heritage Area designation recognises the distinctive architecture of workers' houses from c.1900 representing the 'Terraced Houses and Cottages' character. Their layout reveals the location of the historic site of the former Surrey Iron Railway.

**11.61** The Station Approach (Coulsdon) Local Heritage Area represents the 'Terraced Houses and Cottages' character. It contains modest Victorian railway cottages with aesthetic style inspired features set in the distinctive townscape.

**11.62** The Dutch Village Local Heritage Area has the 'Detached Houses on Relatively Large Plots' character. This distinctive estate was designed by the Dutch architect Wouter Hamdorff as a 'modern Dutch garden village' in late 1930's.

sense of place requires strengthening and enhancing of its attractiveness to residents and those visiting the area.

**11.66** Each of the character areas within Coulsdon is well defined and consistent. Future development can be successfully guided by general policies and there is no place specific development management policy for this area.

### Allocating land for development

**11.67** Table 11.8 below sets out the proposed use on specific sites in Coulsdon. The location and boundary of each detailed proposal can be found on the draft Policies Map and further

details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 5.

**Table 11.8 Proposals for uses of land of specific sites in Coulsdon**

<b>Ref no</b>	<b>Site name</b>	<b>Proposed use</b>
60	Cane Hill Hospital Site, Farthing Way	Residential development with new community, health and educational facilities
372	Car park, Lion Green Road	Mixed use development comprising leisure, community facilities and retention of car parking spaces. Also retail so long as the current planning permission is extant.
764	Land to the east of Portnalls Road, Portnalls Road	Secondary school
945	Waitrose, 110-112 Brighton Road	Residential and healthcare facilities

## Croydon Opportunity Area

### General character

**11.68** Croydon Opportunity Area is an urban area with diverse character types. It is the only one of Croydon's 16 Places to contain all nine non-residential character types, each of which influences the way in which this Place has developed. The centre of Croydon is typically characterised by the dominant intersecting 'Linear Infrastructure' of the roads (such as the Wellesley Road, Park Lane and the Flyover) rail and tram lines which create distinct separations between the different character types. The 'Shopping Centres and Precincts' and 'Tower Buildings' are located to the west and east of the central spine along Wellesley Road. These areas have a larger grain and predominantly contain modern and contemporary buildings. The character of Wellesley Road has also been influenced by the number of 'Large Buildings in an Urban Setting' which are concentrated to the north and east of this road and in close proximity to the 'Transport Nodes'. There are also a small number of 'Large Buildings With Strong Frontage Line' located to the south. Radiating southwards from the 'Shopping Centres and Precincts' are the 'Urban Shopping Area' character. The urban grain of these areas reflects the surrounding residential character with a smaller finer grain.

**11.69** The residential areas are located around the edge of this place and consist of a predominant mix of 'Large Houses on Relatively Small Plots', 'Terraced Houses and Cottages' and 'Medium Rise Blocks With Associated Grounds'. Interspersed amongst the residential areas are small pockets of 'Industrial Estates', 'Retail Estates and Business and Leisure Parks', and 'Institutions with Associated Grounds'.

**11.70** The Central Croydon Conservation Area represents the historic character of 'Urban Shopping Character Areas'. It is

focused on Croydon's historic municipal and commercial heart, including a great variety of historic Listed and Locally Listed Buildings from several centuries.

**11.71** The Church Street Conservation Area represents the historic character of 'Urban Shopping Character Areas'. It is focused on the historic thoroughfare which curves through Croydon's Old Town, linking the High Street with the area around the Croydon Minster. The Conservation Area has a number of Listed and Locally Listed Buildings dated from the early 18<sup>th</sup> century onwards.

**11.72** The Croydon Minster Conservation Area represents the historic character of 'Urban Shopping Character Areas' and 'Institutions with Associated Grounds'. It is focused on the heart of Croydon's old town, encompassing the highly significant medieval and Victorian Parish Church of St John and the former Archbishop's Palace, both Grade I Listed Buildings.

**11.73** The Chatsworth Road Conservation Area represents the authentic residential character of 'Large Houses on Relatively Small Plots'. It contains well-preserved large Victorian and Edwardian houses, in a range of notable styles.

**11.74** The Wellesley Road (North) Conservation Area represents the authentic residential character of 'Large Houses on Relatively Small Plots'. It is a collection of early/mid Victorian houses, which are some of the oldest surviving properties in the town centre and a remarkable contrast to the redeveloped adjacent modernist areas.

**11.75** The Laud Street Local Heritage Area recognises the heritage significance of its well-preserved historic architecture and townscape of 'Terraced Houses and Cottages' character.

## Policy DM40: Croydon Opportunity Area

**DM40.1** To enable development opportunities; including public realm improvements, to be undertaken in a cohesive and coordinated manner a Croydon Opportunity Area Planning Framework complemented by masterplans with elements of design code for Fair Field, Mid Croydon, West Croydon, East Croydon and Old Town have been adopted.

**DM40.2** To ensure development opportunities positively transform the local character and include public realm improvements that are undertaken in a cohesive and coordinated manner, a masterplan with elements of design code will be considered for the area within New Town and the Retail Core<sup>38</sup>.

**DM40.3** In the London Road area to ensure that proposals positively enhance and strengthen the local character and setting of Locally Listed Buildings, the development should:

- a) Complement the existing maximum height of 4 storeys;
- b) Incorporate multi-stock brick as the predominant facing material;
- c) Retain, enhance and positively reference existing setbacks of the major massing above ground floors; and
- d) Retain, enhance and positively reference architectural detailing on Locally Listed Buildings.

**DM40.4** In the area along Sydenham and Lansdowne Road, to facilitate growth and enhance the sense of place, developments should retain and create glimpses and separation distances between buildings in order to improve openness within the edge of the town centre.

**DM40.5** Within Croydon Opportunity Area allocate sites for development as set out in Table 11.9.

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<sup>38</sup> As defined in the Croydon Opportunity Area Planning Framework, pg 167

## How the policy works

**11.76** The areas in which Policies DM40.2 to DM40.4 apply are shown on the draft Policies Map.

**11.77** The extent of Croydon Opportunity Area is mostly covered by the Masterplans for Fair Field, Mid Croydon, Old Town, West Croydon and East Croydon which address the complex issues within these areas. With the exception of the London Road area and along Sydenham and Lansdowne Roads the character elsewhere in the opportunity area can be successfully managed by the general policies.

### London Road area

**11.78** London Road is the northern gateway to Croydon Metropolitan Centre. Buildings range from Listed Victorian high street buildings to large modernist residential and commercial buildings along with run down and derelict units. Similarly, there is a mixed quality public realm, from the welcoming and colourful entrance at West Croydon station to large unused spaces and car yards to the north of London Road. West Croydon station, the Lidl supermarket and the proximity of the Retail Core and the University Hospital are some of the major attractions that draw people into the area. The area has been undergoing change due to proximity to the town centre and a major transport interchange of West Croydon station. Additionally a number of redevelopment opportunities have arisen from the civil unrest damages.

**11.79** The London Road area has a variety of fine examples of architecture which has been recognised by being designated as Locally Listed Buildings. Though their articulation varies, they have a number of common characteristics such as: regular rhythm of elevations marked by windows and the way they are framed, high quality workmanship and materials. There are fine examples of brickwork and render. A number of buildings, which were originally set back from the street, have been extended on the

ground floor. These create a feel of openness, more human scale and introduce formal diversity to the street.

**11.80** In order to accommodate growth in a way that respects and enhances the diversity of the London Road character, new development should be informed and inspired by these qualities.

### Area along Sydenham and Lansdowne Road

**11.81** Areas along Sydenham and Lansdowne Road have a very mixed character due to undergoing densification and redevelopment. The original character of 'Large Buildings on Relatively Small Plots' is being gradually replaced with 'Mixed Type Flats'. Residential buildings of a detached form, with spacing between them, set back and forecourts are key features of urban pattern in the area.

**11.82** In order to maintain and enhance the distinctive character of the residential edge of the town centre, and to prevent further erosion of it, a cohesive approach needs to be taken to ensure new developments retain and reference this urban pattern.

### Allocating land for development

**11.83** Table 11.9 below sets out the proposed use on specific sites in Croydon Opportunity Area. The location and boundary of each detailed proposal can be found on the draft Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 5.

**Table 11.9 Proposals for uses of land of specific sites in Croydon Opportunity Area**

Ref no	Site name	Proposed use
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Ref no	Site name	Proposed use
21	Former Royal Mail Sorting Office, 1-5 Addiscombe Road	Mixed use development incorporating residential, hotel and/or office. Also retail so long as the current planning permission is extant.
31	Croydon College car park, College Road	Mixed use redevelopment comprising hotel & residential
32	4-20 Edridge Road	Residential development
50	44-60 Cherry Orchard Road	Residential development
104	Former Taberner House site, Fell Road	Residential development
123	Prospect West and car park to the rear of, 81-85 Station Road	Residential (with healthcare facility if required by NHS). It is recommended that basements are not considered at this site. Further ground investigations would be required at this site to confirm the likelihood of groundwater occurrence. There is one historic record of surface water flooding held by the Council in this location.
138	Cherry Orchard Gardens and site between railway line and Cherry Orchard Road, Cherry Orchard Road	Mixed use development comprising residential, offices, restaurant/café, hotel and community facilities

Ref no	Site name	Proposed use
142	1 Lansdowne Road	Mixed use development comprising residential, offices, leisure and hotel
155	St Anne's House & Cambridge House, 20-26 Wellesley Road	Conversion of building to residential and hotel
162	St George's House, Park Lane	Conversion and extension of existing building to provide retail and other Class A activities (such as food and drink) on the ground floor with residential accommodation on upper floors. There is one historic record of surface water flooding held by the Council in this location.
172	Ruskin Square and surface car park, 61 Dingwall Road and Lansdowne Road	Mixed use development comprising residential, offices, restaurant/café and fitness centre
173	28-30 Addiscombe Grove	Redevelopment to provide more homes

Ref no	Site name	Proposed use
174	30-38 Addiscombe Road	Residential development. It should be noted that ordinary watercourses have not have been included in the fluvial modelling of the River Wandle and therefore a fluvial flood risk from this watercourse may be present. As set out in Section 11.3.2 of the Level 1 SFRA, applicants considering development of this site may need to prepare a simple hydraulic model to enable a more accurate assessment of the probability of flooding associated with this ordinary watercourse to inform the site specific FRA. This should be carried out in line with industry standards and in agreement with the LLFA.
175	Stephenson House, Cherry Orchard Road	Primary school with residential and/or office on upper floors
176	Exchange Court, 3 Bedford Park	Offices and residential and/or hotel (with healthcare facility if required by the NHS)
178	Arcadia House, 5 Cairo New Road	Residential development and Class B business use

Ref no	Site name	Proposed use
182	St Mathews House, 98 George Street	Redevelopment for residential and/or offices and/or retail (on George Street frontage)
184	1-19 Derby Road	Residential development above, community uses on lower floors
186	Jobcentre, 17-21 Dingwall Road	Offices and/or residential and/or hotel and/or replacement Class A2 (Finance) premises (with healthcare facility if required by the NHS)
187	28 Dingwall Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS)
189	Car parks, Drummond Road	Residential development
190	Car park to the rear of Leon House, 22-24 Edridge Road	Residential development. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface' (BGS Susceptibility to Groundwater Flooding).
192	Suffolk House, George Street	Mixed use redevelopment with offices or residential dwellings above retail units at ground level

Ref no	Site name	Proposed use
193	100 George Street	Mixed use development with offices or residential dwellings above retail units at ground level
194	St George's Walk, Katharine House and Park House, Park Street	Residential and retail with new civic space.
195	Leon House, 233 High Street	Conversion to residential or mixed use residential/office with retention of retail on the ground floor. It should be noted that ordinary watercourses have not have been included in the fluvial modelling of the River Wandle and therefore a fluvial flood risk from this watercourse may be present. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface' (BGS Susceptibility to Groundwater Flooding).
196	Stonewest House, 1 Lamberts Place	Residential development
197	Emerald House, 7-15 Lansdowne Road	Office and residential and/or hotel (with healthcare facility if required by the NHS)

Ref no	Site name	Proposed use
199	20 Lansdowne Road	Residential development with light industrial workshops and studio spaces
200	Multi-storey car park, Lansdowne Road	Mixed use, public car park and residential.
201	Lidl, Easy Gym and car park, 99-101 London Road	Primary school with residential development on upper floors
203	West Croydon station and shops, 176 North End	Remodelling of station and redevelopment to provide an improved transport interchange, cycle hub, retail & office units with residential development above. In the surrounding area, surface water flood risk is generally low. However, Station Road and the A212 have areas shown to be at high risk from surface water flooding. There are two historic records of surface water flooding held by Croydon Council in this location.
211	Poplar Walk car park and, 16-44 Station Road	A more intensive use of the site with 232 residential units as part of an overall redevelopment of the site which includes reprovision of retail uses, car and cycle parking and a public square.

Ref no	Site name	Proposed use
218	Lunar House, Wellesley Road	Office and residential and/or hotel (with healthcare facility if required by the NHS) if the site is no longer required by the Home Office.
220	9-11 Wellesley Road	Residential and/or hotel and/or retail and/or finance
222	Multi-storey car park, 1 Whitgift Street	Residential with community facilities commensurate in size and functionality to that currently on the site
231	Segas House, Park Lane	Residential conversion with cultural uses if required (with town centres uses considered if there is no interest in delivery of cultural uses).
234	Southern House, Wellesley Grove	Offices and residential and/or hotel (with healthcare facility if required by the NHS)
236	Apollo House, Wellesley Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS) if the site is no longer required by the Home Office. There is one record of sewer flooding.
242	Davis House, Robert Street	Residential development with limited retail to replace existing floor space

Ref no	Site name	Proposed use
245	Mondial House, 102 George Street	Office and/or residential development or offices or hotel and/or retail (on George Street frontage)
247	Norwich Union House, 96 George Street	Offices with residential development or hotel and/or retail (on George Street frontage)
294	Croydon College Annexe, Barclay Road	Residential redevelopment with community uses and Creative and Cultural Industries Enterprise Centre. There is one record of sewer flooding.
311	Mott Macdonald House, 8 Sydenham Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS)

Ref no	Site name	Proposed use
374	Reeves Corner former buildings, 104-112 Church Street	Mixed use with residential to upper storeys and retail on ground floor. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface' (BGS Susceptibility to Groundwater Flooding). A high risk of surface water flooding surrounds the site, particularly across the road network such as Cairo New Road and Church Street. There is one historic record of surface water flooding held by Croydon Council in this location.
375	Northern part of, 5 Cairo New Road	Residential redevelopment above community use. The surrounding areas of Cairo New Road and Roman Way are shown to be at a high risk of surface water flooding.
392	Carolyn House, 22-26 Dingwall Road	Offices and residential and/or hotel (with healthcare facility if required by the NHS)

Ref no	Site name	Proposed use
393	Whitgift Centre, North End	Expansion of shopping centre, improved public realm and residential development and car parking provision. The majority of the site is shown to be at a very low risk. The surrounding areas are generally at a low risk of surface water flooding with the areas of the road network (i.e. Wellesley Road) being shown to be at high risk. There are three historic records of surface water flooding and one historic record of sewer flooding.

Ref no	Site name	Proposed use
398	Coombe Cross, 2-4 South End	Residential development. It should be noted that ordinary watercourses have not have been included in the fluvial modelling of the River Wandle and therefore a fluvial flood risk from this watercourse may be present. There are further areas of medium risk of surface water flooding to the west of the site. The surrounding area is generally an area of low to medium surface water flood risk. However, there are areas of high risk in regards to surface water flooding in areas such as Parker Road and South End. There are two historic records of surface water flooding.
417	Stonemead House, 95 London Road	Residential
450	Lennard Lodge, 3 Lennard Road	Residential development
488	Canis House, 1 Scarbrook Road	Residential conversion
489	Corinthian House, 17 Lansdowne Road	Retention of offices with residential conversion, and/or hotel (with healthcare facility if required by the NHS)
492	5 Bedford Park	Residential conversion

Ref no	Site name	Proposed use
493	Pinnacle House, 8 Bedford Park	Mixed use of residential with offices (or a healthcare facility if required by the NHS) on the ground floor
522	Surface car park, Wandle Road	Bus stand underneath the flyover and a district energy centre and residential development on the remainder of the car park. The majority of the site is within Flood Zone 3a to the south-west and the rest of the site are within Flood Zone 1. This More Vulnerable development should be preferably located in Flood Zone 1. If it is essential to build on Flood Zone 3a, then all residential uses should be located in the first floor level or above. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface' (BGS Susceptibility to Groundwater Flooding).
950	Norfolk House, 01-28 Wellesley Road	Mixed use development to include retail, residential, office and hotel uses (up to 7000sqm commercial floorspace).

## Crystal Palace & Upper Norwood

### General character

**11.84** Crystal Palace and Upper Norwood are historic Victorian settlements, picturesquely located on green hills. It has a number of significant landmarks such as the Croydon television mast visible from long distances and various locations across London.

**11.85** Crystal Palace and Upper Norwood is primarily residential Place where houses are interlaced with large parks such as The Lawns, Beaulieu Heights, Stambourne Woodland and Upper Norwood Recreation Grounds which were laid out in Victorian and Edwardian times. The original local character contained 'Large Houses on Relatively Small Plots'. Much of the historical architecture has been transformed into contemporary residential characters types such as 'Planned Estates of Semi Detached Houses' and 'Medium Rise Blocks With Associated Grounds' and 'Compact Houses on Relatively Small Plots'. There are areas where high quality examples of the original character have survived. These have been designated as Conservations Areas.

**11.86** The Upper Norwood Triangle Conservation Area predominantly contains the historic character of 'Urban Shopping Character Areas'. It is focused around the historic district centre where several London boroughs meet. The Upper Norwood Triangle Conservation Area adjoins the Crystal Palace Park Conservation Area in Bromley and the Westow Hill Conservation Area in Lambeth and contains a wide variety of historic buildings.

**11.87** The Church Road Conservation Area predominantly encompasses the character of 'Large Houses on Relatively Small Plots' mixed with the historic green open areas of Westow Park, Stambourne Woodland and Beaulieu Heights. It is focused on one of Upper Norwood's grandest and most historic streets in a stunning landscape setting, the area also encompasses Beaulieu

Heights, Sylvan Hill and Grange Hill as well as several Listed and Locally Listed Buildings.

**11.88** The Harold Road Conservation Area predominantly encompasses the character of 'Large Houses on Relatively Small Plots'. It is an area centred on one of Upper Norwood's grandest residential streets with associated Upper Norwood Recreation Ground, and formed of large Victorian villas which were built for residents drawn to the area in the late 19<sup>th</sup> century by the relocated Crystal Palace.

**11.89** The Beulah Hill Conservation Area encompasses the mix of 'Large Houses on Relatively Small Plots' and 'Detached Houses on Relatively Large Plots'. It is a significant grouping of Georgian and Victorian Villas within the historic affluent Beulah Spa area, partly located in the woodland setting, including a number of Listed and Locally Listed Buildings.

**11.90** The Auckland Road and Howden Road Local Heritage Area consists of 'Large Houses on Relatively Small Plots'. It contains early vernacular houses with well-preserved original features dating from the 1880's. These include some bespoke Gothic inspired detailing.

## Policy DM41: Crystal Palace and Upper Norwood

Within Crystal Palace and Upper Norwood allocate sites for development as set out in Table 11.10.

### How the policy works

**11.91** Crystal Palace and Upper Norwood has a predominately consistent character which, can be managed by other policies. Additionally the high concentration of heritage assets within this Place will enable its character to be managed through Conservation Area Appraisals and Management Plans and Croydon's Conservation Area General Guidance.

### Allocating land for development

**11.92** Table 11.10 below sets out the proposed use on specific sites in Crystal Palace and Upper Norwood. The location and boundary of each detailed proposal can be found on the draft Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 5.

**Table 11.10 Proposals for uses of land of specific sites in Crystal Palace and Upper Norwood**

Ref no	Site name	Proposed use
28	Bowyers Yard, Bedwardine Road	Cultural and Creative Industries Enterprise Centre
80	Victory Place	Ground floor retail, restaurant and studio space with hotel, office/or and residential uses on other floors
82	St John The Evangelist Vicarage, Sylvan Road	Redevelopment to provide new hall and residential dwellings

Ref no	Site name	Proposed use
357	Norwood Heights Shopping Centre, Westow Street	Retail, replacement community use and residential
420	87-91 Biggin Hill	Residential development

## Kenley and Old Coulsdon

### General character

**11.93** Kenley and Old Coulsdon is a suburban area with green wooded hillsides (Dollypers Hill, Roydons Wood) and green open spaces (Kenley Common, Riddlesdown, Kenley Aerodrome) located within and around it. There is a strong link between the green infrastructure and the built environment. This creates a feeling of spaciousness or openness can be seen in the layout of the built environment.

**11.94** The built areas of Kenley and Old Coulsdon predominantly consist of the following residential character types: 'Detached Houses on Relatively Large Plots' and 'Planned Estates of Semi-Detached Houses'. The residential character is reinforced by consistent building lines and setbacks that create large green front gardens or (in the case of flatted development) grounds and rear gardens with tree planting.

**11.95** Kenley and Old Coulsdon's shopping and community facilities are concentrated in the area between the Godstone Road and Kenley station. The area is framed by green space of Riddlesdown to the north and railway to the south.

**11.96** Kenley's public realm, with features such as grass verges with tree planting, reflects the close coexistence of nature and built environment. Narrow lanes with extensive tree canopy cover and streets often with one footway and green areas of planting on the opposite side are all characteristic features of the public realm.

**11.97** In areas where there are no grass verges, mature trees located within front gardens of residential developments provide extensive tree canopy cover, contributing to the impression of tree lined streets.

**11.98** The Bradmore Green Conservation Area is the heart of the historic Old Coulsdon. It preserves the historic village character made by the green spaces of Bradmore Green and Grange Park mixed with 'Suburban Shopping Character Area', 'Detached Houses on Relatively Large Plots' and 'Planned Estates of Semi-Detached Houses'. The area contains a number of historic Listed and Locally Listed Buildings such as the 18<sup>th</sup> century farmhouse and the 13<sup>th</sup> century Grade I Listed church of St John.

**11.99** The Kenley Aerodrome Conservation Area is one of the most complete fighter airfield associated with the Battle of Britain to have survived, making it a battlefield site of particular national historic significance. The Conservation Area includes a number of scheduled monuments.

### Policy DM42: Kenley and Old Coulsdon

Within Kenley and Old Coulsdon allocate sites for development as set out in Table 11.11.

## How the policy works

**11.100** Kenley and Old Coulsdon has a predominantly consistent character with capacity for growth managed by other policies.

### Allocating land for development

**11.101** Table 11.11 below sets out the proposed use on specific sites in Kenley and Old Coulsdon. The location and boundary of each detailed proposal can be found on the draft Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 5.

**Table 11.11 Proposals for uses of land of specific sites in Kenley and Old Coulsdon**

<b>Ref no</b>	<b>Site name</b>	<b>Proposed use</b>
937	Kempsfield House, 1 Reedham Park Avenue	Residential development with community use

## Norbury

### General character

**11.102** Norbury is a suburban town with its District and Local Centres located along the long linear route of London Road. The built form of 'Large Buildings With Strong Frontage Line' and 'Medium Rise Blocks With Associated Grounds' emphasises this linear route and its dominance on the area.

**11.103** Norbury has a residential character that predominantly consists of 'Terraced Houses and Cottages', 'Large Houses on Relatively Small Plots' and 'Local Authority Housing with Public Realm', enriched by green spaces of Norbury Park through which Norbury Brook flows, Biggin Wood, Norbury Hall Park and Pollards Hill Park

**11.104** The Norwood Grove Conservation Area is focused around the historic Grade II registered landscape of Norwood Grove predominantly surrounded by 'Detached Houses on Relatively Large Plots'. It contains a number of well preserved and distinctive Listed and Locally Listed Georgian and Edwardian houses. The Conservation Area adjoins the Streatham Common Conservation Area in Lambeth.

**11.105** The Norbury Estate Conservation Area represents the unified and consistent residential character type of 'Local Authority Built Housing with Public Realm'. This dense development from 1914-1921 represents a unique example of Arts and Crafts terraces and is the first outer London cottage estate built by the London County Council..

**11.106** The London Road Norbury Local Heritage Area is an example of an 'Urban Shopping Area' character type. The shopping parades represent a high quality cross-section of architectural styles from the turn of C19 and C20, with the unified form of shopfronts at ground floor level and rhythms of red brick facades with decorative brick and sandstone features above.

**11.107** The Beatrice Avenue Local Heritage Area predominantly consists of 'Terraced Houses and Cottages'. It has a good range of well-preserved late Victorian suburban houses laid out between 1900 and 1936, with many original and bespoke Arts and Crafts inspired features. The prominent St Phillip's Church terminates views from the tree-lined residential street.

**11.108** The Pollards Hill South Local Heritage Area consists of terraced houses which complement the predominant character of the area of 'Planned Estates of Semi-Detached Houses' in a particularly creative way. This distinctive grouping represents a unique example of individual Arts and Crafts terraces laid out to appear as large U-shaped buildings with a number of distinctive architectural features. The well preserved and distinctive 1930's townscape is an example of an innovative approach to defining street frontages through sequence of courtyards.

### Policy DM43: Norbury

**DM43.1** Within Norbury District Centre, to facilitate growth and to enhance the distinctive character, developments should:

- a) Complement the existing predominant building heights of 2 storeys up to a maximum of 5 storeys;
- b) Ensure proposal for large buildings are visually consistent with the predominant urban grain; and
- c) Seek opportunity to provide direct access from the south of London Road to Norbury railway station.

**DM43.2** Within Pollards Hill Local Centre, to ensure that proposals positively enhance and strengthen the character developments should:

- a) Retain the edge and separation of Pollards Hill Local Centre from other adjoining character areas by limiting the urban grain within its boundaries;
- b) Complement the existing predominant building heights of 3 storeys up to a maximum of 4 storeys;
- c) Incorporate multi-stock brick as the predominant facing materials of the whole building; and
- d) Retain the extent and enhance the quality of the existing public realm within the development, including reinforcing a consistent building line.

**DM43.3** Within Norbury allocate sites for development as set out in Table 11.12.

### How the policy works

**11.109** The areas in which Policies DM43.1 and DM43.2 apply are shown on the draft Policies Map.

**11.110** The areas identified for Place-specific development management policies are Norbury District Centre and Pollards Hill Local Centre. These Place-specific development management policies are required to ensure the distinctions, edge and separation between the centres and adjoining areas are maintained.

**11.111** These areas have potential for growth. There are precedents on London Road of large and tall buildings however these are mainly located outside designated centres. In order to

retain the distinctiveness of each of Norbury’s centres and to reinforce the prominence of the scale of built environment within these areas policies DM43.1 and DM43.2 identify the maximum buildings heights along with key architectural features to enable growth and retain local distinctiveness.

#### Allocating land for development

**11.112** Table 11.12 below sets out the proposed use on specific sites in Norbury. The location and boundary of each detailed proposal can be found on the draft Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 5.

**Table 11.12 Proposals for uses of land of specific sites in Norbury**

Ref no	Site name	Proposed use
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<b>Ref no</b>	<b>Site name</b>	<b>Proposed use</b>
284	Asharia House, 50 Northwood Road	Residential development including replacement community facility
320	S G Smith, 409-411 Beulah Hill	Retail supermarket on ground floor with residential above
951	1485-1489 London Road	Redevelopment for residential and retail

## Purley

### General character

**11.113** Purley is a suburban market town located on wooded hillsides and in the valley. Its spatial structure is organised along the strong dominant corridor of the Brighton Road and Godstone Road where a wide variety of character types coexist. These are 'Urban Shopping Areas', 'Industrial Estates', 'Retail Estates and Business and Leisure Parks' and moderate density residential areas such as 'Terraced Houses and Cottages', 'Medium Rise Blocks With Associated Grounds', 'Compact Houses on Relatively Small Plots', and 'Planned Estates of Semi-Detached Houses'. 'Large Buildings With Strong Frontage Line' dominate in the District Centre and its vicinity.

**11.114** The residential character outside of Brighton Road is fairly uniform and consists of large detached houses on relatively large plots with minimal public realm and low density scattered houses on relatively small plots.

**11.115** The Webb Estate and Upper Woodcote Village Conservation Area with its consistent character of 'Scattered Houses on Large Plots' is a notable Edwardian garden suburb created by developer William Webb based upon his Garden First Principles. The model village, laid out around Woodcote Green, is the focus of the area. Both Conservation Areas are rich in historic buildings which are set amidst mature landscaping.

**11.116** The Brighton Road (Purley) Local Heritage Area has an 'Urban Shopping Area' character. It contains collection of shopping parade buildings from the late 19<sup>th</sup> and 20<sup>th</sup> century, that demonstrate a variety of styles with well-preserved and distinctive architectural features.

### Policy DM44: Purley

**DM44.1** Within Purley District Centre and its environs, to ensure that proposals positively enhance and strengthen the character and facilitate growth, developments should:

- a) Reinforce the continuous building line which responds to the street layout and include ground floor active frontages;
- b) Complement the existing predominant building heights of 3 to 8 storeys, with a potential for a new landmark of up to a maximum of 16 storeys; and
- c) Demonstrate innovative and sustainable design, with special attention given to the detailing of frontages.

**DM44.2** In the environs of Reedham station, to create the sense of place and facilitate growth proposals should:

- a) Complement the existing predominant building heights of 2 storeys up to a maximum of 4 storeys;

- b) Reinforce the predominant building lines and frontages which positively respond to the form of the Brighton Road/Old Lodge Lane junction;
- c) Improve pedestrian and cycle permeability, accessibility and connectivity across the railway between Brighton Road, Watney Close, Aveling Close and Fairbairn Close; and
- d) Enhance the suburban shopping area character of this section of Brighton Road.

**DM44.3** In the area of the junction of Brighton Road and Purley Downs Road, to reduce the impact of Brighton Road as a linear route, clearly differentiate the area from Purley District Centre and Brighton Road (Sanderstead Road) Local Centre and strengthen the sense of place, proposals should:

- a) Retain and create open glimpses and vistas between buildings;
- b) Introduce building with landscapes that respond and reflect the layout of the 1930s blocks of Lansdowne Court and Purley Court; and
- c) Complement the existing predominant building heights of 2 storeys up to a maximum of 5 storeys.

**DM44.4** Within Purley allocate sites for development as set out in Table 11.13.

### How the policy works

**11.117** The areas in which Policies DM44.1 to DM44.3 apply are shown on the draft Policies Map.

#### Purley District Centre and its environs

**11.118** Purley District Centre is a well-defined urban town with a high concentration of commercial and community uses. The road network and a large scale roundabout divide the centre.

**11.119** This area has a varied topography which presents opportunities for tall buildings and the availability of vacant land creates the potential for growth. Policy DM44.1 facilitates this and identifies architectural features that should be referenced in the design of the development to enhance the distinctive character of Purley District Centre.

#### The environs of Reedham station

**11.120** The environs of Reedham station have good public transport accessibility and a varied character including 'Urban Shopping Area', 'Large Buildings in an Urban Setting', 'Medium Rise Blocks With Associated Grounds' and 'Planned Estates of Semi-Detached Houses'.

**11.121** A Place-specific development management policy is required to facilitate growth, improve pedestrian and cycle permeability across the railway line and to create the sense of place.

#### The area of the junction of Brighton Road and Purley Downs Road

**11.122** The Brighton Road/ Purley Downs Road junction area forms the edge between South Croydon and Purley. Capella Court forms a visual marker which closes the vistas along the

Purley and South Croydon sections of Brighton Road. The massing of Capella Court dominates the residential and industrial buildings within the surrounding area. This area's distinct qualities are informed by the landmark building surrounded by low rise structures set in greenery.

**11.123** Detailed policies are required to strengthen the character of the Brighton Road and Purley Downs Road junction area.

Allocating land for development

**11.124** Table 11.13 below sets out the proposed use on specific sites in Purley. The location and boundary of each detailed proposal can be found on the draft Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 5.

**Table 11.13 Proposals for uses of land of specific sites in Purley**

Ref no	Site name	Proposed use
30	Purley Leisure Centre, car park and former Sainsbury's Supermarket, High Street	Mixed use redevelopment incorporating public car park, new leisure facilities, including a swimming pool, and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation.
35	Purley Baptist Church, 2-12 Banstead Road	Mixed use redevelopment comprising new church, community facility and residential, with development located outside Flood Zone 2 and 3a.
61	Car park, 54-58 Whytecliffe Road South	Residential use with retention of car parking spaces
66	1-3 Pampisford Road	Residential development
130	1-9 Banstead Road	Residential
324	Purley Oaks Depot, 505-600 Brighton Road	Gypsy and Traveller pitches
325	Telephone Exchange, 88-90 Brighton Road	Conversion of existing building to residential use if no longer required as a telephone exchange in the future

<b>Ref no</b>	<b>Site name</b>	<b>Proposed use</b>
347	Tesco, 2 Purley Road	Mixed use residential, healthcare facility (if required by the NHS) and retail development
405	Capella Court & Royal Oak Centre, 725 Brighton Road	Residential development and health facility, with no net loss of flood storage capacity
409	Beech House, 840 Brighton Road	Conversion of the office building to residential uses.
410	100 Brighton Road	Mixed use residential and retail development
411	Palmerston House, 814 Brighton Road	Residential redevelopment
490	95-111 Brighton Road	Primary school
495	Dairy Crest dairy, 823-825 Brighton Road	Conversion of buildings fronting Brighton Road to studio space (with potential for a Creative and Cultural Industries Enterprise Centre serving Purley) with new light industrial units to the rear
683	Purley Back Lanes, 16-28 Pampisford Road	Residential development and public car park including new industrial units to replace those currently on the site

## Sanderstead

### General character

**11.125** Sanderstead is a suburban Place located on a hilltop, with residential areas of Purley Downs, Riddlesdown, Hamsey Green and Sanderstead surrounded by large scale green open spaces such as Mitchley Wood, Riddlesdown and Kings Wood.

**11.126** The predominant residential character consists of detached 'Housing on Relatively Large Plots' on the hillsides leading to the Local Centre, 'Planned Estates of Semi-Detached Houses' at the top of Sanderstead Hill, and some local authority 'Planned Estates with Public Realm' towards the Local Centre of Hamsey Green.

### Policy DM45: Sanderstead

**DM45.1** Within Sanderstead Local Centre, to respect and enhance the distinctive qualities proposals should:

- a) Reinforce the suburban shopping area character;
- b) Reference, respect and enhance architectural features such as the consistent rhythm of pairs of buildings with identical frontages and the articulation of openings;
- c) Retain features such as the projecting bay windows;
- d) Retain wide vistas and strengthen visual connections to green open spaces; and
- e) Improve walking and cycling connectivity and access to open space.

**DM45.2** Within Hamsey Green Local Centre, to respect and enhance the distinctive 'Suburban Shopping Area' character of Hamsey Green, proposals should:

- a) Reinforce the suburban shopping area character;
- b) Positively reference, respect and enhance architectural features such as the consistent rhythm and articulation of window and doors;
- c) Ensure the extent of the public realm within the vicinity of the development is retained and improved; and
- d) Incorporate multi-stock brick or white render as the predominant facing material.

**DM45.3** Within Sanderstead allocate sites for development as set out in Table 11.14.

## How the policy works

**11.127** The areas in which Policies DM45.1 and DM45.2 apply are shown on the draft Policies Map.

### Sanderstead Local Centre

**11.128** Sanderstead Local Centre has visual and physical links onto neighbouring green areas to the west. It has a consistent building line to the east. The character of the low rise 'Urban Shopping Area' is enriched by 'Institutions with Associated Grounds', 'Retail Estates' and 'Terraced Houses and Cottages'.

**11.129** The 'Urban Shopping Area' contains distinctive architectural features such a consistent rhythm created by pairs of multi-stock brick buildings with matching facades containing windows and doors identically articulated. Within this area detailed policies are required to strengthen the identity of the Local Centre.

### Hamsey Green Local Centre

**11.130** Hamsey Green is defined by its 'Suburban Shopping Area' character with Green verges and tree planting. Sections of the Local Centre have a consistent character. This can be seen through elements such as rhythm and articulation of window and doors. In areas where the character is inconsistent the Place-specific development management policy in DM45.2 will help enhance Hamsey Green's local identity and encourage growth.

### Allocating land for development

**11.131** Table 11.14 below sets out the proposed use on specific sites in Sanderstead. The location and boundary of each detailed proposal can be found on the draft Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 5.

**Table 11.14 Proposals for uses of land of specific sites in Sanderstead**

Ref no	Site name	Proposed use
306	The Good Companions Public House site, 251 Tithe Pit Shaw Lane	Mixed use of residential and retail
947	359-367 Limpsfield Road	Residential with 1 - 3 commercial units on ground floor.

Ref no	Site name	Proposed use
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## Selsdon

### General character

**11.132** Selsdon is a suburban residential Place with a well-defined District Centre, surrounded by large scale green open spaces such as Selsdon Wood, Heathfield and Littleheath Woods. The predominant residential character types consist of 'Planned Estates of Semi-Detached Houses', some local authority 'Planned Estates with Public Realm', 'Compact Houses on Relatively Small Plots' and 'Medium Rise Blocks With Associated Grounds'.

### Policy DM46: Selsdon

**DM46.1** Within Selsdon District Centre, to enhance the character of Selsdon District Centre proposals should:

- a) Complement the existing predominant building heights of 3 storeys up to a maximum of 4 storeys;
- b) Ensure large buildings are sensitively located and of a massing no larger than buildings within this area;
- c) Ensure that the front elevation of large buildings are broken down to respect the architectural rhythm of the existing street frontages; and
- d) Should incorporate red multi-stock brick as the predominant facing material.

**DM46.2** Within Selsdon allocate sites for development as set out in Table 11.15.

### How the policy works

**11.133** The area in which Policy DM42 applies is shown on the draft Policies Map.

#### Selsdon District Centre

**11.134** Selsdon District Centre has a strong 'Urban Shopping Area' character. Both ends of which are marked by retail outlets, creating a well-defined edge and a distinct start and finish to this character area.

**11.135** There are two intermingled and competing architectural styles of buildings. The mock Tudor facades pays reference to the residential surroundings, however these are of a low quality and have aged visibly. The second, modernist style buildings have red multi-stock brick facades. These are of a slightly higher quality and better express the distinctiveness of the District Centre and are therefore, more appropriate for this location. Detailed policy is required to strengthen the sense of place.

**11.136** In the western part of the centre the public realm is fragmented and dominated by the overwhelming scale of the Addington Road and Old Farleigh Road junction. There is an opportunity to improve the walking and cycling experience in this area.

Allocating land for development

**11.137** Table 11.16 below sets out the proposed use on specific sites in Selsdon. The location and boundary of each detailed proposal can be found on the draft Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 5.

**Table 11.15 Proposals for uses of land of specific sites in Selsdon**

<b>Ref no</b>	<b>Site name</b>	<b>Proposed use</b>
948	230 Addington Road	Residential with retail on ground floor (up to 3 units).

## Shirley

### General character

**11.138** Shirley is predominantly a suburban residential settlement surrounded by natural areas of Green Belt. This place is defined by the tree lined streets, the regular rhythm of well-spaced buildings with well-kept landscaped areas to the front, that allow oblique long range views beyond the rear gardens.

**11.139** Shirley's residential character predominantly consists of 'Planned Estates of Semi-Detached Houses' with garages and 'Compact Houses on Relatively Small Plots' set in large green spaces. This combination creates an open varied and interesting skyline and roofscape. The southern part is dominated by 'Scattered Houses on Large Plots' surrounded by expansive areas of greenery, including woodland of Addington Hills.

**11.140** Shirley has three urban and one suburban shopping area characters along Wickham and Shirley Roads. The suburban feel of these shopping areas are strengthened by tree lined streets, green verges with planting and small green spaces and parking accommodated in slip roads. These features play a vital role in creating Shirley's sense of place.

### Policy DM47: Shirley

**DM47.1** Within Shirley Local Centre, to retain the unique qualities development should:

- a) Retain the continuity of ground floor active frontages and allow flexibility at first floor and above for mixed use;
- b) Reference, respect and enhance architectural features such as the consistent rhythm and articulation of fenestration and retain features such as the triangular bay windows;
- c) Complement the existing predominant building heights of 2 storeys up to a maximum of 4 storeys; and

**11.141** The Upper Shirley Road Local Heritage Area predominantly consists of the 'Terraced Houses and Cottages' character type. Buildings represent a range of styles and architectural forms dating from the 18<sup>th</sup> century, with well-preserved original features. The grouping, its design and layout are a record of the local history of building design and development in this area.

**11.142** The Stuart Crescent Local Heritage Area lies in the heart of the Spring Farm area which has a consistent character of 'Planned Estates of Semi-Detached Houses'. The layout is arranged around the remnants of a circular historic copse. The mature landscaping reveals the historic character of the landscape which pre-dates development.

**11.143** The Bishops Walk Local Heritage Area represents a distinctive high quality historic landscape and townscape with a 'Scattered Houses on Large Plots' residential character. The southern section of Bishops Walk's mature landscaping reveals the historic design of Addington Park which pre-dated and allows for scenic views within and outside of the area. The distinctive design of the northern section creates a well-integrated topography, planting and built environment.

d) Incorporate or retain traditional shop front elements such as stall riser’s fascias pilasters and stall risers.

**DM47.2** In the area between 518 and 568 Wickham Road, to improve the character proposals should reference the ‘Suburban Shopping Area’ character type.

**DM47.3** In the area of the Wickham Road Shopping Parade, to retain the distinctive character of the 794-850 Wickham Road proposals should:

- a) Complement the existing predominant building heights up to a maximum of 2 storeys; and
- b) Retain the ‘Suburban Shopping Area’ character.

**DM47.4** Within Shirley allocate sites for development as set out in Table 11.16.

### How the policy works

**11.144** The areas in which Policies DM47.1 to DM47.3 apply are shown on the draft Policies Map.

#### Shirley Local Centre

**11.145** Shirley Local Centre consists of the combination of three different character types a ‘Urban Shopping Area’, ‘Scattered Houses on Large Plots’ and a ‘Suburban Shopping Area’. The northern side of the Local Centre is more tightly built-up, while the southern more is spacious with green verges, tree lined streets and parking within slip roads. In this area the potential for growth is limited.

#### Wickham Road

Each of Shirley’s shopping areas has a distinct character which should be enhanced and strengthened. This character is informed by the layout, scale, urban grain and, architectural features such as the brick work, fascias and stall rises. In order to ensure that the distinctive elements that contribute to Shirley’s sense of place are not lost these features have been included in the detailed policies.

#### Allocating land for development

**11.146** Table 11.16 below sets out the proposed use on specific sites in Shirley. The location and boundary of each detailed proposal can be found on the draft Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 5.

**Table 11.16 Proposals for uses of land of specific sites in Shirley**

Ref no	Site name	Proposed use
128	Land at, Poppy Lane	Residential development
502	Coombe Farm, Oaks Road	Residential development so long as the development has no greater footprint, volume or impact on openness on the Metropolitan Green Belt than the existing buildings on the site

Ref no	Site name	Proposed use
504	Stroud Green Pumping Station, 140 Primrose Lane	Residential development (including the conversion of the Locally Listed pumping station) if the site is no longer required for its current use in the future. It should be noted that ordinary watercourses have not have been included in the fluvial modelling of the River Wandle and therefore a fluvial flood risk from this watercourse may be present.

## South Croydon

### General character

**11.147** South Croydon is organised in a south to north alignment along the Brighton Road. Its fragmented character can be attributed to the Brighton Road and railway infrastructure. The areas to the east are rich in green open spaces including areas of Green Belt such as Lloyd Park. The 'Industrial Estates' are primarily concentrated along the railway. Small pockets of 'Industrial Estates' are also scattered amongst residential blocks.

**11.148** The predominant residential character consists of 'Terraced Houses and Cottages', located within the central strip, with the mix of 'Medium Rise Blocks With Associated Grounds' and 'Compact Houses on Relatively Small Plots' to the west and north. The areas to the east contain 'Detached Houses on Relatively Large Plots' and 'Large Houses on Relatively Small Plots', a number of which have been Locally Listed.

**11.149** The Croham Manor Road Conservation Area represents the 'Detached Houses on Relatively Large Plots' character type. It is a notable collection of early 20<sup>th</sup> century Locally Listed houses with a wealth of well-preserved arts and crafts features.

**11.150** The South End Local Heritage Area has an 'Urban Shopping Area' character. It represents an early vernacular architectural style from late 19<sup>th</sup> with a wide range of well-preserved highly decorative architectural features. Its historic townscape composition consists of the street frontage and a triangular square with the prominent former Swan and Sugarloaf building terminating vistas along Brighton Road.

**11.151** The 'Urban Shopping Areas' of Ye Market Local Heritage Area is a distinctive early 20<sup>th</sup> century 'mock Tudor' style

shopping parade with a range of preserved original decorative features and detailing.

**11.152** St Peter's Road Local Heritage Area is focused around the Grade II Listed St Peter's Church with its high quality historic landscape that enables long vistas over South Croydon and reveals a panorama of the Croydon Opportunity Area and glimpses across the area. The character consists of the 'Institutions with Associated Grounds' surrounded by 'Large Houses on Relatively Small Plots' of well-preserved Victorian villas set in the high quality townscape.

**11.153** The Birdhurst Road Local Heritage Area predominantly contains the 'Large Houses on Relatively Small Plots' residential character type. It represents a collective value of high quality, well-designed and well-preserved Victorian Villas dating from before 1890. There is a distinctive relationship between the mature landscape of the street scene, the design of the buildings and the plan layout.

## Policy DM48: South Croydon

**DM48.1** Within the Brighton Road (Selsdon Road) Local Centre, to encourage a balance to be struck between strengthening and enhancing the character and facilitating growth, proposals should:

- a) Complement the existing predominant building heights up to a maximum of 3 storeys;
- b) Positively reinforce, strengthen and enhance characteristic features such as the articulation of corner buildings and continuous building line;
- c) Incorporate main entrances onto Brighton Road; and
- d) Positively reference, respect and enhance the articulation of shop fronts, including consistent rhythm and size of windows and doors.

**DM48.2** Within South Croydon allocate sites for development as set out in Table 11.17.

### How the policy works

**11.154** The area in which Policies DM48.1 applies is shown on the draft Policies Map.

#### Brighton Road (Selsdon Road) Local Centre

**11.155** The two Local Centres along the Brighton Road are dominated by the road infrastructure. The predominant character of 'Urban Shopping Areas' is characterised by the consistency of architecture and landmark buildings that serve as focal points and close the vistas at the apexes of Brighton Road and South End.

**11.156** The street frontages in the area are active and continuous. Ground floors are strongly articulated, have a consistent rhythm and size of ground floor doors and windows. The predominantly hard surfaced public realm has narrow footways that do not encourage walking.

**11.157** Place-specific development management policies are required to ensure a balance is struck between strengthening

and enhancing the character of the Local Centres and facilitating growth.

#### Allocating land for development

**11.158** Table 11.17 below sets out the proposed use on specific sites in South Croydon. The location and boundary of each detailed proposal can be found on the draft Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 5.

**Table 11.17 Proposals for uses of land of specific sites in South Croydon**

Ref no	Site name	Proposed use
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Ref no	Site name	Proposed use
54	BMW House, 375-401 Brighton Road	Mixed use residential and supermarket. The site is located within Flood Zone 3a associated with the culverted River Wandle. At this location , the culverted River Wandle has been incorporated into the surface water sewer system as it flows north below the A235 Brighton Road. A Flood Warning and Evacuation Management Plan must be prepared for the site.
345	Normanton Park Hotel, 34-36 Normanton Road	Residential development with primary school expansion if required (otherwise the whole site may be used for residential development).
662	Coombe Road Playing Fields, Coombe Road	Secondary school with retention of playing pitches

## South Norwood and Woodside

### General character

**11.159** South Norwood has retained its Victorian urban centre, which has been recognised in its Conservation Area designation. It is predominantly a residential Place with a character of 'Terraced Houses and Cottages' with some patches of 'Medium Rise Blocks With Associated Grounds and 'Compact Houses on Relatively Small Plots'. Some larger buildings including residential 'Tower Buildings' and 'Large Buildings With Spacing' are scattered in the District Centre, in the vicinity of the railway line. Larger 'Industrial Estates' are located along the railways and scattered within smaller residential blocks. The Place's only 'Retail Estate and Business and Leisure Park' lies on the western edge next to Selhurst Park football stadium.

**11.160** Portland Road, one of the two historic high streets in South Norwood, links the District Centre with Woodside Green. It has a predominant 'Urban Shopping Area' character interlaced with residential developments, predominantly 'Medium Rise Blocks With Associated Grounds' and 'Large Buildings With Strong Frontages'.

**11.161** Woodside Green contains some of the few remaining parts of the historic medieval village. The surrounding street pattern radiates from this open area. Larger green spaces such as South Norwood Country Park and South Norwood Lake are located along the northern edge and form a boundary between this Place and neighbouring boroughs. The small green open spaces are scattered throughout South Norwood and Woodside.

**11.162** The South Norwood Conservation Area predominantly consists of an 'Urban Shopping Area' character mixed with 'Terraced Houses and Cottages'. Following the development of railway station, the district centre grew quickly

during Victorian times resulting in fine buildings on the High Street and grand residences at its perimeter. The Grade II Listed Stanley Halls is one of the area's most significant historic assets.

**11.163** The Portland Road Terraces, Portland Road Mission Hall and The Market Parade Local Heritage Areas have an 'Urban Shopping Area' character. These areas contain distinctive collections of mid-19<sup>th</sup> to early 20<sup>th</sup> century shopping parades, with bespoke Arts and Crafts and gothic inspired features that record the gradual historic development of the area.

**11.164** Ingatestone Road Local Heritage Area has a 'Terraced Houses and Cottages' character. It represents a fine example of high density Edwardian development with unique features such as balconies with ornate ironwork, exposed red brick cladding with elaborate white stucco decorations.

## Policy DM49: South Norwood and Woodside

**DM49.1** Along the section of Portland Road between the South Norwood Conservation Area and Watcombe Road, to facilitate growth and strengthen the edge of the South Norwood District Centre proposals should:

- a) Relate to the predominant character in adjacent residential areas;
- b) Complement the existing predominant height up to a maximum height of 3 storeys with accommodation in roof space;
- c) Incorporate main pedestrian entrances onto Portland Road; and
- d) Maintain the rhythm and size of ground floor windows and doors.

**DM49.2** Along the section of Portland Road between Watcombe Road and Woodside Avenue, to create a cohesive sense of place in this area, proposals should complement the existing predominant building heights of 2 storeys up to a maximum of 3 storeys.

**DM49.3** Within South Norwood and Woodside allocate sites for development as set out in Table 11.18.

### How the policy works

**11.165** The areas in which Policies DM49.1 and DM49.2 apply are shown on the draft Policies Map.

#### Section of Portland Road between the South Norwood Conservation Area and Watcombe Road

**11.166** Portland Road links South Norwood District Centre with Woodside Green. This street has a predominant 'Urban Shopping Area' character that has recently seen significant change which has resulted in the number of unsympathetic conversions from shops to residential use and a reduction of commercial uses.

**11.167** To facilitate growth, strengthen definition of the edge of the District Centre and manage conversions a Place-specific development management policy is required.

#### Section of Portland Road between Watcombe Road and Woodside Avenue

**11.168** The character of the area consists of small 'Urban Shopping Areas' and 'Institutions with Associated Grounds' interlaced with 'Medium Rise Blocks With Associated Grounds'. These character areas are surrounded by 'Terraced Houses and Cottages'.

**11.169** A Place-specific development management policy is required to create a cohesive sense of place.

#### Allocating land for development

**11.170** Table 11.18 below sets out the proposed use on specific sites in South Norwood and Woodside. The location and boundary of each detailed proposal can be found on the draft Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 5.

**Table 11.18 Proposals for uses of land of specific sites in South Norwood and Woodside**

<b>Ref no</b>	<b>Site name</b>	<b>Proposed use</b>
97	24 Station Road	Residential development with a retail unit
137	Paxton House, 9 Cargreen Road	Residential development
486	Land and car park at rear of The Beehive Public House, 45A Woodside Green	Residential development

## Thornton Heath

### General character

**11.171** Thornton Heath is a densely built up settlement, with District and Local Centres that are spatially clearly defined.

**11.172** The Place has a predominantly residential character consisting of 'Terraced Houses and Cottages' with a number of Edwardian and Victorian parks interlaced within the urban fabric.

**11.173** The Thornton Heath High Street Local Heritage Area has an 'Urban Shopping Area' character. It contains distinctive classical Georgian, perpendicular and Queen Anne architectural styles dating from late 19<sup>th</sup> to 20<sup>th</sup> century with a wide range of well-preserved highly decorative historic features.

### Policy DM50: Thornton Heath

**DM50.1** Within the Thornton Heath District Centre and its environs, to ensure a balance is struck between strengthening and enhancing the character and enable growth, proposals should:

- a) Complement the existing predominant building heights of 3 storeys up to a maximum of 4 storeys;
- b) Retain the continuity of ground floor active frontages and allow flexibility at first floor and above for mixed use;
- c) Ensure tall or large buildings, located in the local vicinity of Thornton Heath Railway station do not exceed 9 storeys;
- d) Promote the expansion and enhancement of the shared public realm within the curtilage of the development;
- e) Ensure that the setting of Thornton Heath's local landmark, the Clock Tower, is respected; and
- f) Incorporate red multi-stock brick as the predominant facing material.

**DM50.2** Within the Thornton Heath Pond Local Centre and its environs, to ensure a balance is struck between strengthening and enhancing the character and facilitating growth, proposals should:

- a) Ensure building lines and frontages positively reference and respond to the form of the Thornton Heath Pond junction;
- b) Incorporate red multi-stock brick as the predominant facing material;
- c) Retain the extent and enhance the quality of the existing public realm;

- d) Complement the existing predominant building heights of 3 storeys up to a maximum of 6 storeys; and
- e) Ensure transitions between buildings of different sizes create sense of continuity at the street level.

**DM50.3** Within Thornton Heath allocate sites for development as set out in Table 11.19.

### How the policy works

**11.174** The areas in which these Policies DM50.1 and DM50.2 apply are shown on the draft Policies Map.

#### Thornton Heath District Centre and environs

**11.175** The character of Thornton High Street is defined by elements such as red multi-stock brick with white detailing around windows, a consistent scale of three storey buildings with active frontages and strong tree lines and the local landmark clock tower.

**11.176** The character around the railway station is less consistent changing from smaller scale buildings (up to three storeys) with narrow footways to tall and large buildings (up to nine storeys) with wider footways. The building lines within this area step back and forward resulting in inconsistent street frontages.

**11.177** There are opportunities for growth within this area. To facilitate growth, manage spatial quality and enhance and strengthen the character of the District Centre a Place-specific development management policy is required.

#### Thornton Pond Local Centre and environs

**11.178** The edge of the Thornton Pond Local Centre is beginning to lose its separate identity and sense of place. This could result in the Local Centre being absorbed into the homogenous urban form of the London Road.

**11.179** Densities in areas around of Thornton Pond Local Centre are beginning to increase. A cohesive approach needs to be taken to ensure that edge of the Local Centre remains well defined and that the Local Centre has a distinct sense of place.

#### Allocating land for development

**11.180** Table 11.19 below sets out the proposed use on specific sites in Thornton Heath. The location and boundary of each detailed proposal can be found on the draft Policies Map and further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 5.

**Table 11.19 Proposals for uses of land of specific sites in Thornton Heath**

Ref no	Site name	Proposed use
115	Cheriton House, 20 Chipstead Avenue	Residential redevelopment
129	843 London Road	Primary school
136	Supermarket, car park, 54 Brigstock Road	Mixed use of residential, retail along Brigstock Road, and employment use
248	18-28 Thornton Road	Residential development
286	35-47 Osborne Road	Residential development
295	2 Zion Place	Residential development
326	Ambassador House, 3-17 Brigstock Road	Mixed use conversion comprising residential, retail and community facilities
400	Day Lewis House, 324-338 Bensham Lane	Residential redevelopment

Ref no	Site name	Proposed use
407	797 London Road	Conversion or redevelopment to residential use
468	Grass area adjacent to, 55 Pawsons Road	Residential development
499	Croydon University Hospital Site, London Road	Consolidation of the hospital uses on a smaller area of the site with enabling residential development on remaining part subject to there being no loss of services provided by the hospital in terms of both quantity and quality

## Waddon

### General character

**11.181** Waddon has a fragmented character which consists of Retail Estates and Business and Leisure Parks and Industrial Estates along Purley Way, Local Authority Housing with Public Realm' on the Waddon Estate, the large green open spaces of Duppas Hill, Wandle Park, Purley Way Playing Field, Roundshaw and the former international airport, WWI RFC and WWII RAF airfield. The local character is most consistent within the centre

### Policy DM51: Waddon

**DM51.1** To enable development opportunities including public realm improvements to be undertaken in a cohesive and coordinated manner, a masterplan with elements of design code will be considered for the area within Waddon's potential new Local Centre.

**DM51.2** Within Waddon allocate sites for development as set out in Table 11.20.

### How the policy works

#### Waddon's potential new Local Centre

**11.183** The area in which DM51.1 applies is shown on the draft Policies Map.

**11.184** The proposed new Local Centre and environs has a mix of conflicting uses. This has resulted in insensitive transitions between character areas. Additionally the area lacks a sense of place and does not function as a destination for residents, despite being well served by public transport, therefore a Place-specific development management policy is required.

**11.185** Waddon's potential to accommodate significant growth may lead to the designation of a new Local Centre. This opportunity provides additional impetus to ensure a balance is struck between retaining Waddon's sense of place while

and becomes more inconsistent towards the northern and eastern edges of Waddon.

**11.182** Located on east edge of Waddon, The Waldrons Conservation Area, one of Croydon's first Conservation Areas, has a residential character of 'Large Houses on Relatively Small Plots'. The central focus of the area are the fine Victorian houses around the Waldons and a number of large high quality buildings on Bramley Hill and Bramley Close.

strengthening and enhancing the positive elements of Waddon's character. Additionally there is a need to create opportunities to reduce the dominant effect of the Purley Way and Fiveways road infrastructure and use the full potential of Waddon station as a catalyst for growth.

**11.186** Due to the complexity of these issues and the number of development opportunities in Waddon's potential Local Centre a detailed masterplan would help coordinate development within this area is undertaken in a coordinated and cohesive way while retaining Waddon's sense of place.

#### Allocating land for development

**11.187** Table 11.20 below sets out the proposed use on specific sites in Waddon. The location and boundary of each detailed proposal can be found on the draft Policies Map and

further details including indicative phasing and indicative number of homes (if applicable) can be found in Appendix 5.

**Table 11.20 Proposals for uses of land of specific sites in Waddon**

Ref no	Site name	Proposed use
11	Croydon Garden Centre, 89 Waddon Way	Residential development
16	Heath Clark, Stafford Road	Secondary School and residential development subject to access from Stafford Road
25	Morrisons Supermarket, 500 Purley Way	Redevelopment of a mix of residential, retail, commercial and community uses to form the basis of a new residential community. It is recommended that basements are not considered at this site. Further ground investigations would be required at this site to confirm the the likelihood of groundwater occurrence.
48	294-330 Purley Way	Mixed use development comprising retail store, commercial space and residential units
301	Sea Cadet Training Centre, 34 The Waldrons	Residential use with community use

Ref no	Site name	Proposed use
316	PC World, 2 Trojan Way	Redevelopment of this area to a mixture of residential, retail and commercial use, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community
332	Superstores, Drury Crescent	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community
349	Harveys Furnishing Group Ltd, 230-250 Purley Way	Redevelopment of this area to a mixture of residential, retail and commercial use, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community. As the site is partly within a Flood Zone 3 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment.
350	Wing Yip, 544 Purley Way	Redevelopment of a mix of residential, retail, commercial and community uses to form the basis of a new residential community

Ref no	Site name	Proposed use
351	Furniture Village, 222 Purley Way	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by NHS) and community uses to form the basis of a new residential community
355	Decathlon, 2 Trafalgar Way	Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community
430	Grafton Quarter, Grafton Road	Creative and Cultural Industries Enterprise Centre and residential development

# Appendices

Picture break

# Appendix 1 – About the proposal sites

The Proposed Submission draft of the Plan sets out Croydon Council's proposed sites for new homes, new primary and secondary schools, new healthcare facilities, new Gypsy and Traveller pitches and Creative and Cultural Industries Enterprise Centres and also land to be safeguarded for transport improvements in the borough.

This appendix explains the factors that were taken into consideration when assessing possible proposal sites in the borough. The possible proposal sites were identified from the following sources:

- The Call for Sites that took place in February 2012 and February 2014;
- The Strategic Housing Land Availability Assessment prepared by the Mayor of London in 2013;
- Planning permissions and records of pre-application advice; and
- Sites identified by Council officers as having potential for development.

Each site was considered for different uses. As each different land use has different needs the factors that were taken into consideration are looked at in turn starting below with housing.

## **New homes**

In assessing each site the basic criteria that were considered were as follows:

- a) Is the site big enough for 10 or more new homes;
- b) Are there any existing or proposed policy constraints that would prevent the development of the site altogether;
- c) Is the existing land use protected from development unless certain criteria are met (such as demonstrating lack of demand for an industrial premises or community use);
- d) Are there any factors that would prevent the site being developed (such as legal covenants or viability issues); and
- e) Could better use be made of the site for another use such as a new school based on the criteria in the following paragraphs?

On sites where c) or e) applies residential use may be a reasonable alternative option for the site and is being consulted upon as such.

## **New primary schools**

There were five principal criteria when assessing whether or not a site was suitable for a new primary school. These were:

- a) The site must be big enough (with 0.25ha being the smallest site a new primary school could be built on);
- b) The site must be in an area with an identified need for new primary school classes;

- c) The existing land use is not protected;
- d) There are no policy constraints that would prevent the development of the site altogether; and
- e) There are no known factors that prevent the site being developed.

Not every area of the borough has a need for new primary school classes beyond 2017. Only the North West, Centre and South West have been identified as needing more classrooms that will require the construction of a new primary school. The remaining areas of the borough (the North East, the East and the South East), either do not have any need for new classrooms or the need is small enough to be accommodated through the expansion of existing primary schools.

### **New secondary schools**

The assessment criteria for secondary schools were similar to primary schools, the main differences being the size of the site required and that secondary school places are required across the borough. The minimum site size for a new secondary school is 1.1ha.

### **New healthcare facilities**

The Council has worked with NHS England, the Croydon Commissioning Group, the South London and Maudsley NHS Trust, the Croydon University Hospital NHS Trust, the London Healthy Urban Development Unit and NHS Property Services to identify sites that would be suitable for new healthcare facilities and are in areas of demand.

### **Sites for Gypsy and Traveller pitches**

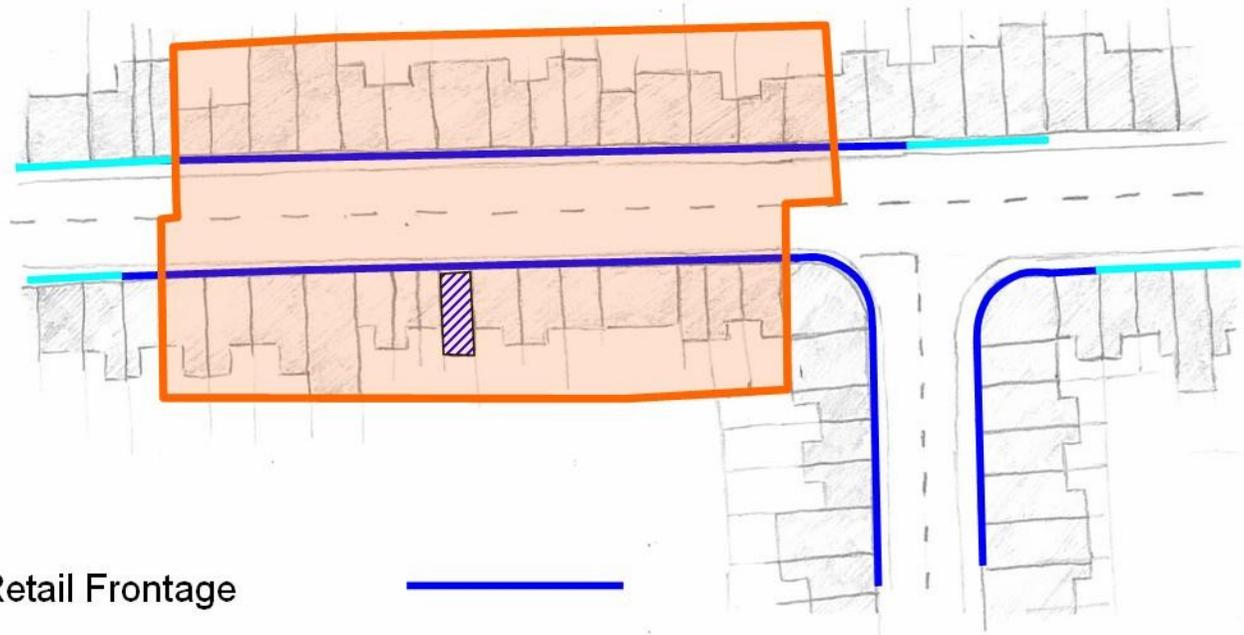
Gypsy and Traveller pitches are initially considered in the same way as a site for housing as in planning terms it is the same use of land. However, new Gypsy and Traveller pitches have their own specific requirements as well which were:

- a) The site must be big enough for three pitches (with 0.15ha being the minimum site size required for three new pitches); and
- b) The site should have no existing buildings (on the grounds that it would not be viable to demolish existing buildings and replace them with Gypsy and Traveller pitches), or the existing building could be used to provide an amenity block for new pitches.

### **Creative and Cultural Industries Enterprise Centres**

The Croydon Local Plan: Strategic Policies sets out in Policy SP3.3 that it will create a network of Creative and Cultural Industries Enterprise Centres with one each in Croydon Metropolitan Centre, Crystal Palace, Purley and South Norwood/Portland Road. Sites in these locations have been considered as potential locations for a Creative and Cultural Industries Centre where there is an existing policy designation protecting the existing use, but where the site could be realistically used to support creative and cultural industries in the borough.

## Appendix 2 – Calculating the percentage of units within a Main or Secondary Retail Frontage



Main Retail Frontage



Secondary Retail Frontage



Application Premises

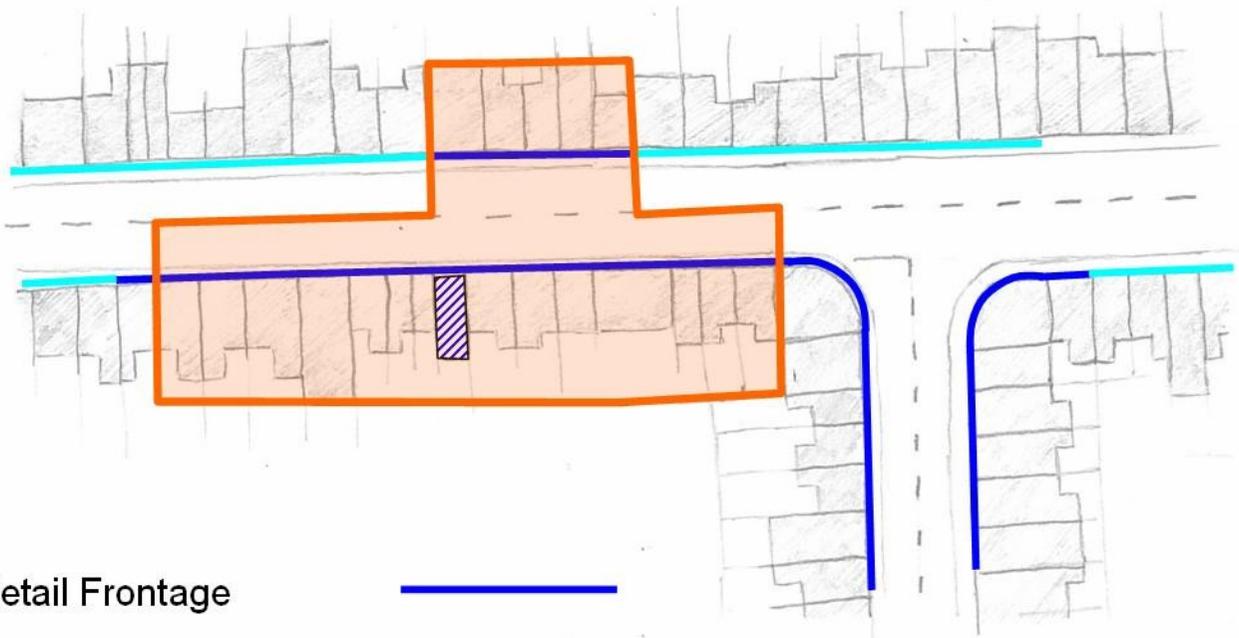


Extent of Main Retail Frontage for the purposes of calculating percentages



### Example 1

7 units either side of the application premises are included alongside 15 on the opposite side of the road.



Main Retail Frontage —

Secondary Retail Frontage —

Application Premises

Extent of Main Retail Frontage for the purposes of calculating percentages

**Example 2**  
 7 units either side of the application premises are included. However as the Main Retail Frontage on the opposite side of the road is smaller, only 5 units are included.



Main Retail Frontage



Secondary Retail Frontage



Application Premises



Extent of Main Retail Frontage for the purposes of calculating percentages



**Example 3**

7 units on one side of the application premises and 3 on the other are included alongside the 7 on the opposite side of the road.

## Appendix 3 – Designated Shopping Frontages

### Croydon Metropolitan Centre

<b>Croydon Metropolitan Centre: Main Retail Frontage</b>	
Whitgift Centre	Ground and first floor units, units 96 and 97, Chapel Walk
Centrale	Internal units
North End	1-151(odd); 2-142 (even)
High Street	1-37 (odd); (inc 1, St George's Walk) 4-56 (even); Arcade adjacent to no.34
Church Street	19-81 (odd); 26-88 (even)

<b>Croydon Metropolitan Centre: Secondary Retail Frontage</b>	
Station Road	2-12 (even)
Crown Hill	Crown House; 1-17 (odd); 2-18 (even)
Church Street	83-105 (odd); 90-100 (even)
Reeves Corner	1-5 (odd)
Surrey Street	Surrey House; 5-54 (cons)
High Street	39- 117 (odd); 58-114 (even)
St George's House	3-51 (odd); 2-44 (even); St George's Walk frontage of 22 Park Lane
Park Street	2-24 (even)
George Street	3-45 & 67-95 (odd); 2-68 (even)
Norfolk House	1-28 (cons)
Park Lane	2

### District Centres

<b>Addiscombe: Main Retail Frontage</b>	
Lower Addiscombe Road	237-295 (odd)

**Addiscombe: Secondary Retail Frontage**

Lower Addiscombe Road	185-205 & 207-227 & 229-231 (odd); 1-9 (cons) 297-331 (odd); 272-284 & 286- 308 (even);
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**Coulsdon: Main Retail Frontage**

Brighton Road	110-148 (even)
Chipstead Valley Road	2-40 (even); 3-39 (odd)

**Coulsdon: Secondary Retail Frontage**

Brighton Road	96- 108 & 150-234 (even); 129-159 & 165-185 (odd)
Chipstead Valley Road	41-55 (odd); 42-48 (even)

**Crystal Palace: Main Retail Frontage**

Hollybush Terrace	1-4 (cons)
Westow Street	1-23 (odd); 2-64 (even)
Westow Hill	2-24 (even)

**Crystal Palace: Secondary Retail Frontage**

Central Hill	1-19 (odd)
Church Road	6-48 & 52-96 (even); 99-113 (odd)
Westow Hil	26-88 (even)
Westow Street	25-71 (odd); 74-78 (even)

**New Addington: Main Retail Frontage**

Central Parade	7-50 (cons)
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**New Addington: Secondary Retail Frontage**

Central Parade	51-54 (cons)
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**Norbury: Main Retail Frontage**

London Road	1384-1434 (even)
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**Norbury: Secondary Retail Frontage**

London Road	1327-1423 & 1433- 1493 & 1495-1533 (odd); 1350-1374 & 1448-1468 (even)
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**Purley: Main Retail Frontage**

Brighton Road (A235)	908-934 (even); 909-921 (odd)
High Street	44-48 (even); 15-31 (odd)
Purley Parade	1-11 (cons)

**Purley: Secondary Retail Frontage**

Brighton Road	923b-959 (odd); 936-960 (even)
High Street	2-42 (even); 1-13 (odd) (exc 1c and 1d)
Purley Road	1- The Exchange (1-5 cons)
Russell Hill Parade	1-5 (cons)
Russell Parade	1-13 (cons)
Tudor Court	4-18 (evens)

**Selsdon: Main Retail Frontage**

Addington Road	182-228 (even)
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**Selsdon: Secondary Retail Frontage**

Addington Road	119-137 (odd); 150-180 & 230-234 (even)
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**South Norwood: Main Retail Frontage**

High Street	1a-10 (cons); 77-91 (cons)
Selhurst Road	208-218 (even)
Station Road	2-22 (even); 1-9 (odd)

**South Norwood: Secondary Retail Frontage**

High Street	11-25 & 63-76 (cons)
Station Road	11-21 (odd)
Portland Road	1-47 (odd); 2-38 (even)

**Thornton Heath: Main Retail Frontage**

High Street	97-123 (odd)
Brigstock Road	32-54 (even); 3-17 (odd)
Ambassador House	1-7 (cons)
Cotford Parade	1-6 (cons)

**Thornton Heath: Secondary Retail Frontage**

Brigstock Road	23-33 (odd); 66-98 (even) excl. Nicholas House
High Street	2-46 & 80-86 (even); 21-96 (odd)

## Local Centres

**Beulah Road: Main Retail Frontage**

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**Beulah Road: Secondary Retail Frontage**

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**Brighton Road (Sanderstead Road) : Main Retail Frontage**

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**Brighton Road (Sanderstead Road): Secondary Retail Frontage**

Brighton Road	261-277 (odd)
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**Brighton Road (Selsdon Road): Main Retail Frontage**

Ruskin Parade	1-8 (cons)
Selsdon Road	2a-18c (even)

**Brighton Road (Selsdon Road): Secondary Retail Frontage**

Brighton Road	2-40 (even)
South End	79-131 (odd)
Selsdon Road	20-20e (even); 1-15 (odd)

<b>Broad Green: Main Retail Frontage</b>	
London Road	282-332 (even); 227-271 (odd)
St James's Road	1-9 (odd)
<b>Broad Green: Secondary Retail Frontage</b>	
London Road	248-272 (even)
<b>Hamsey Green: Main Retail Frontage</b>	
Limpsfield Road	324-340 (even); 335-351 (odd)
<b>Hamsey Green: Secondary Retail Frontage</b>	
Limpsfield Road	316-322 & 342-350 (even); 333a-333d (odd)
<b>Pollards Hill: Main Retail Frontage</b>	
London Road	1050-1100 (even); 1023-1107 (odd)
<b>Sanderstead: Main Retail Frontage</b>	
Limpsfield Road	25-47 (odd)
<b>Sanderstead: Secondary Retail Frontage</b>	
Limpsfield Road	1-23 & 49-59 (odd)
<b>Shirley: Main Retail Frontage</b>	
Wickham Road	134- 188 & 242-254 (even); 129-151& 211-227 (odd)
<b>Thornton Heath Pond: Main Retail Frontage</b>	
London Road	778-840 (even)
<b>Thornton Heath Pond: Secondary Retail Frontage</b>	
London Road	722-742 & 842-892 (even)
Brigstock Parade, Brigstock Road	1-7 (cons)

## Shopping Parades

Bensham Lane	101-117 (odd); 102-128 (even)
Brighton Road/Biddulph Road	560-572 (even)
Brighton Road/Kingsdown Avenue	406-418 and 420-454 (even)
Brighton Road/Newark Road	171-201 (odd)
Brigstock Road	216-246 (even)
Bywood Avenue	4-24 (even); 13-19 (odd)
Calley Down Crescent	95-105 (odd)
Chapel View	44-60 (even)
Cherry Orchard Road	140-168 (even)
Chipstead Valley Road	209-227 (odd); 318-330 (even)
Crossways Parade	1-5 (cons)
Selsdon Park Road	169-179 (odd)
Crown Parade	1-16 (cons)
Beulah Hill	413-421 (odd)
Elmfield Way	31-49 (odd)
<i>Fiveways Corner</i>	
Purley Way	443-449 (odd)
Central Parade, Denning Avenue	8-10 (cons)
Forestdale Centre	1-11 (cons)
Godstone Road, Kenley	8-30 (even)
Green Lane	2A-42 (even)
<i>Grovelands</i>	
Brighton Road	102-106, 112 and 114-122 (even)
Headley Drive	112-122 (even)
<i>Kenley Station</i>	
Godstone Road	8-30 (even)
<i>Lacey Green</i>	
Lacey Green Parade	1 and 2
Coulsdon Road	217-231 (odd)
London Road/Fairholme Road	331-347 and 335-375 (odd)

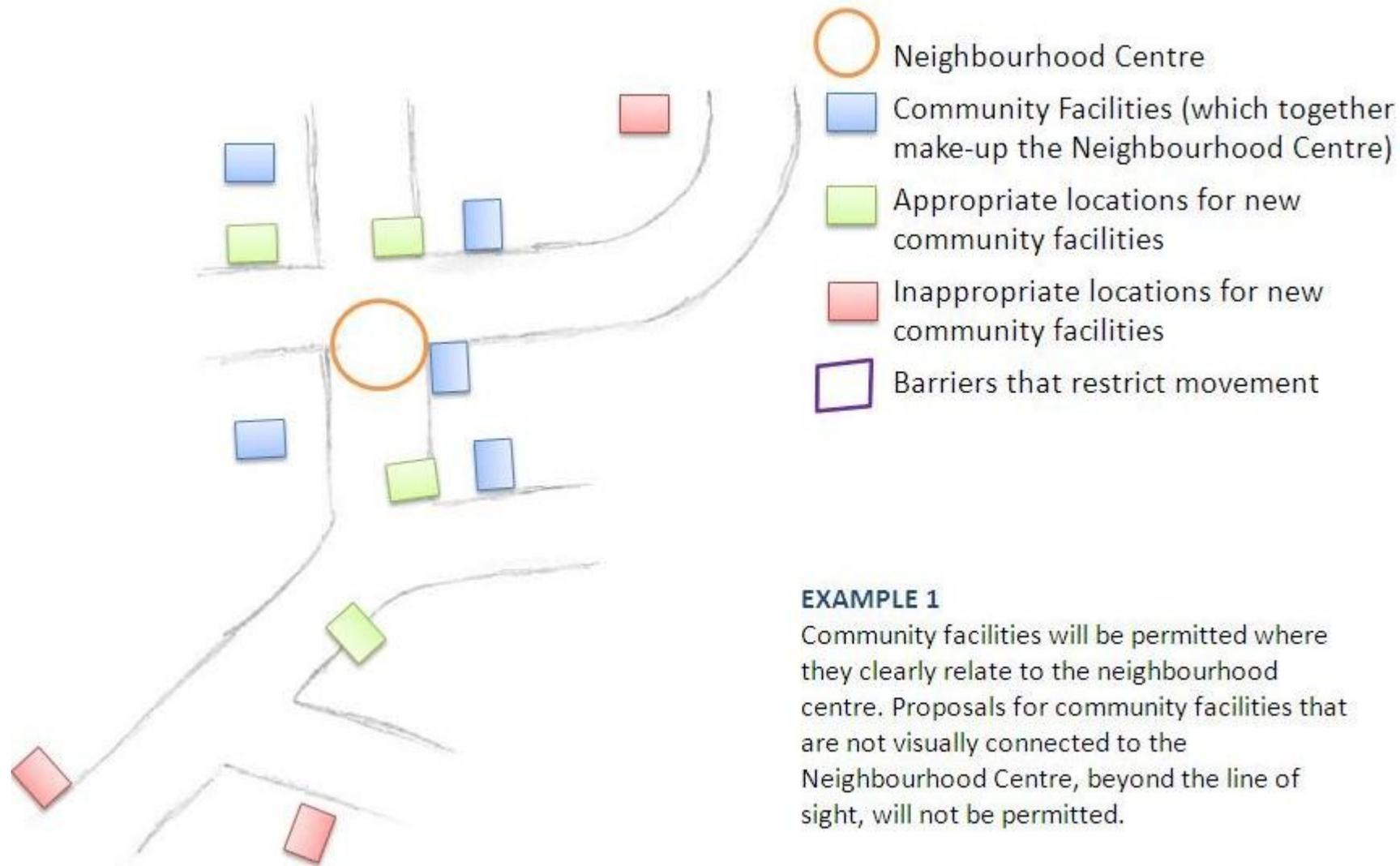
London Road	51-87 (odd)
Mead Place	1-6 (cons)
London Road/Nova Road	222-238 (even)
Lower Addiscombe Road	36-48 (even); 19-53 (odd)
Lower Addiscombe Road/Davidson Road	7-17 (odd)
Lower Addiscombe Road/ Warren Road	85-99 (odd)
Lower Barn Road	100-108 (even)
<i>Mayday</i>	
London Road	474-514 (even)
Milne Park East	133-145 (odd)
<i>Mitcham Road/Aurelia Road</i>	
Mitcham Road	550-560 (even)
The Parade	1-6 (cons)
<i>Mitcham Road/Wentworth Road</i>	
Mitcham Road	216-244 (even)
Mitchley Avenue	71-79 (odd)
<i>Monks Orchard</i>	
Orchard Way	118-126 (even)
Norbury Road	39a-45 (odd)
<i>Old Coulsdon</i>	
The Parade, Coulsdon Road	1-11 (cons)
Placehouse Lane	1-1a
Coulsdon Road	246 only
<i>Portland Road</i>	
Market Parade, Portland Road	1-12 (cons)
Portland Road	149- 165 (odd)
Portland Road/Sandown Road	245-293 (odd)
<i>Purley Oaks</i>	
Station Approach, Purley Oaks	1-6 (cons)
Purley Way	335-347 (odd); 352-358 (even)
St James' Road	185-197 (odd)
<i>Sanderstead Station</i>	
Station Parade, Sanderstead Road	1-12 (cons)
Station Approach	1-7 (cons)

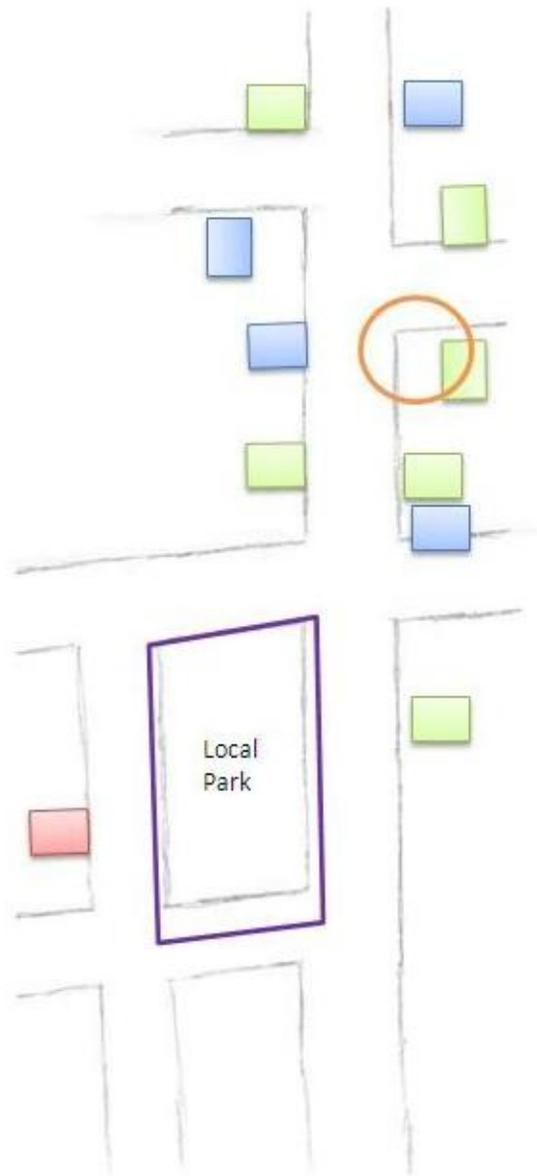
Selhurst Road Northcote Road Selhurst Road Sydenham Road	76 and 78 Adj 2-22 (even); 11-17 (odd) 403-413 (odd)
Selsdon Road	106-122 (even)
Shirley Poppy Wickham Road	572- 582 (even)
Shirley Road	151-177 (odd)
Shirley Road/Bingham Road	54-74 (odd)
Shrublands Broom Road	5-19b (odd)
Southbridge Road	60-76 (even)
South Norwood Hill	261-285 (odd)
Stoats Nest Road	73-85 (odd)
Taunton Lane	13-25 (odd)
Thornton Road	42-54 (even)
Waddon Road	33-53 (odd)
Wayside, Fieldway	1-9 (cons)
West Croydon London Road	1-37 (odd); 12-42 (even)
Whitehorse Lane	15-29 (odd)
Whitehorse Road	35-81A (odd)
Whitehorse Road/Pawsons Road	295- 321(odd); 322-346 (even)
Wickham Road	798-826 (even)
Windmill Road/St Saviour's Road	61a-73 (odd)
Windmill Road/Union Road	135-145 (odd)
Woodside Green	49-59 (odd)

### Restaurant Quarter Parades

Restaurant Quarter Parade	
South End	1-73 (odd); 6-78 (even)

## Appendix 4 – How to assess whether proposals demonstrably relate to a Neighbourhood Centre

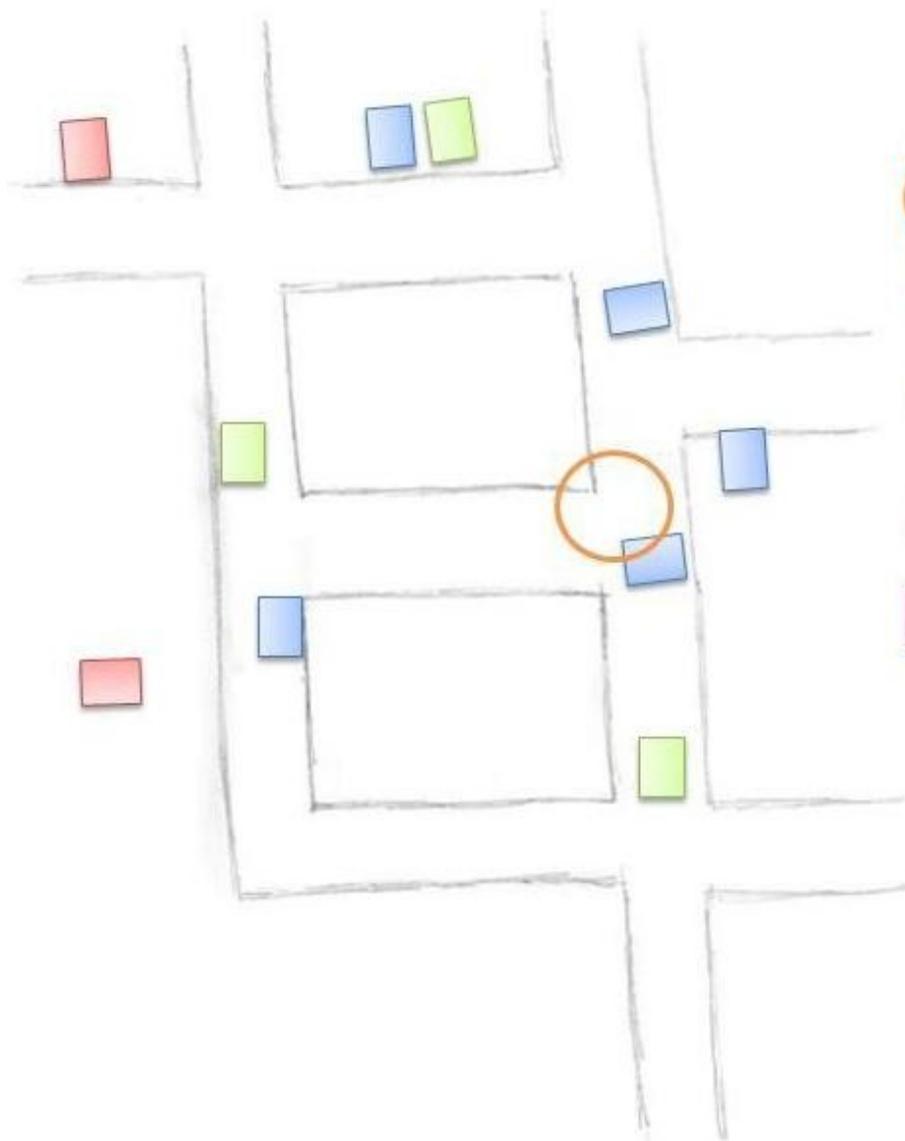




-  Neighbourhood Centre
-  Community Facilities (which together make-up the Neighbourhood Centre)
-  Appropriate locations for new community facilities
-  Inappropriate locations for new community facilities
-  Barriers that restrict movement

**EXAMPLE 2**

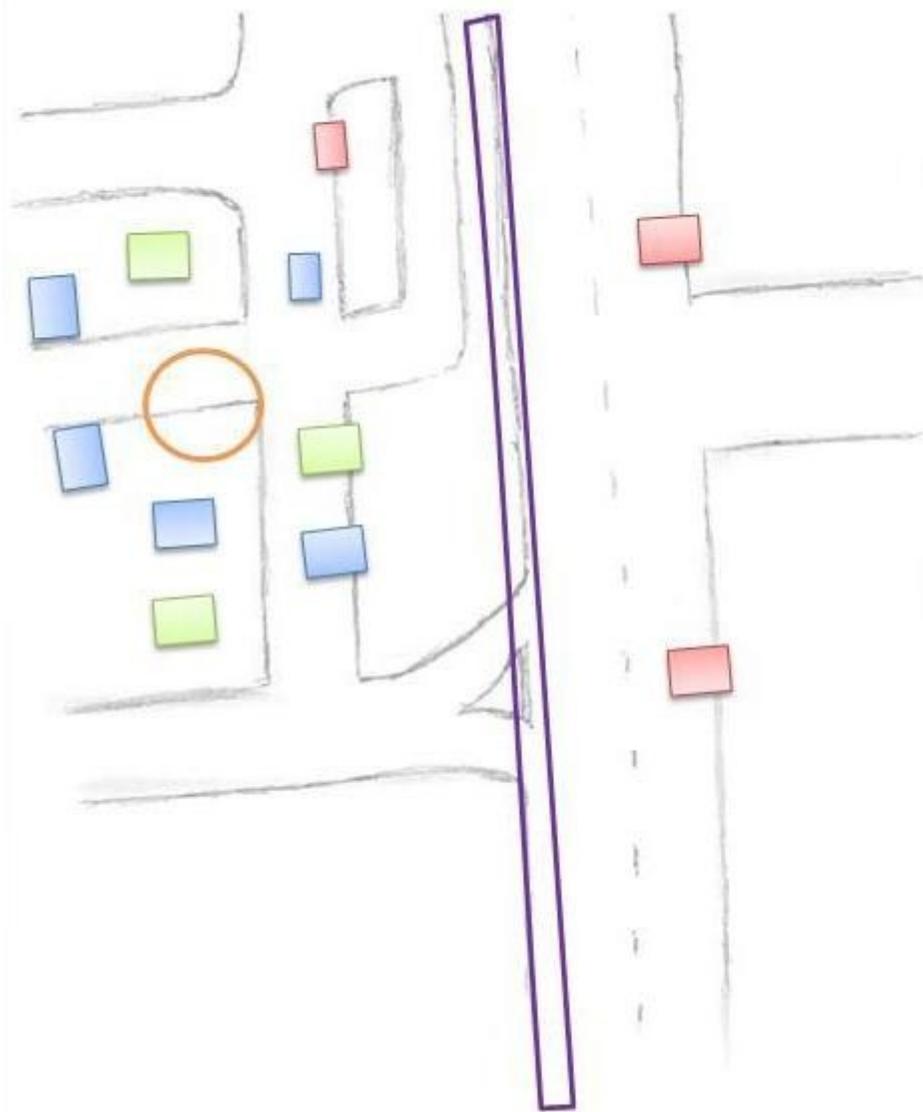
Community facilities will be permitted where they clearly relate to the neighbourhood centre. Proposals for community facilities that are not visually connected to the Neighbourhood Centre, beyond the line of sight, will not be permitted. A clear relationship cannot be demonstrated if there are barriers that restrict movement to the Neighbourhood Centre.



-  Neighbourhood Centre
-  Community Facilities (which together make-up the Neighbourhood Centre)
-  Appropriate locations for new community facilities
-  Inappropriate locations for new community facilities
-  Barriers that restrict movement

**EXAMPLE 3**

Community facilities will be permitted where they clearly relate to the neighbourhood centre. Proposals for community facilities that are not visually connected to the Neighbourhood Centre, beyond the line of sight, will not be permitted.



-  Neighbourhood Centre
-  Community Facilities (which together make-up the Neighbourhood Centre)
-  Appropriate locations for new community facilities
-  Inappropriate locations for new community facilities
-  Barriers that restrict movement

**EXAMPLE 4**

Community facilities will be permitted where they clearly relate to the neighbourhood centre. Proposals for community facilities that are not visually connected to the Neighbourhood Centre, beyond the line of sight, will not be permitted. A clear relationship cannot be demonstrated if there are barriers that restrict movement to the Neighbourhood Centre.

# Appendix 5 – Schedule of proposal sites

Sites numbered between 1 and 50

## 11: Croydon Garden Centre, 89 Waddon Way

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Waddon	CR0 4HY	0.994ha	Garden centre and car park	Urban	Low	Compact houses on relatively small plots; Local authority built housing with public realm; Retail Estates & Business & Leisure Parks
Description of option	Justification for option			Phasing of development	Evidence of deliverability	Number of homes
Residential development	The site is suitable for residential development as the garden centre is not a protected use. Residential development will help to meet the need for new homes in the borough. The Sustainability Appraisal recommends public transport improvements are made as part of the development to mitigate the site's low public transport accessibility rating. The Locally Listed Building should be positively integrated into the development.			2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	35 to 94

**16: Heath Clark, Stafford Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Waddon	CR0 4NG	3.24ha	Field	Urban	High	Compact houses on relatively small plots; Industrial Estates; Large buildings in an urban setting; Mixed type flats
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
Secondary School and residential development subject to access from Stafford Road		<p>The site is of a suitable size for a secondary school, is in an area that has a high demand for school places and can make a significant contribution to meeting this demand. The site is also large enough to accommodate new homes as well as a secondary school. Residential development will help to meet the need for new homes in the borough. Access to this site is currently an issue and development is dependent upon the reconfiguration of the Fiveways junction as currently it is not possible to provide access on to Stafford Road or Duppas Hill Road because of the volume of traffic on these roads. The Sustainability Appraisal recommends the loss of open space is mitigated by the development. School buildings and residential development should be located away from areas at risk from surface water ponding.</p>		2021 - 2026	Site forms part of Educational Estate Strategy	62 to 128

21: Former Royal Mail Sorting Office, 1-5 Addiscombe Road

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 6SE	0.44ha	Royal Mail Sorting Office & Post Office Car Park	Central	High	Large buildings in an urban setting; Tower Buildings; Transport Nodes
Description of option	Justification for option		Phasing of development	Evidence of deliverability	Number of homes	
Mixed use development incorporating residential, hotel and/or office. Also retail so long as the current planning permission is extant.	<p>Proximity to East Croydon Station means site is well suited to provide homes and offices. The redevelopment of this site could help to meet the need for new homes in the borough. The site lies within Croydon Metropolitan Centre close to East Croydon station but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location. The site has planning permission for a retail use having passed the sequential test. Should the planning permission expire retail use would cease to be an acceptable use on this site unless a new sequential test demonstrates that there are no sequentially preferable sites available that are suitable for the type of retail use proposed. A cycling hub is required to improve the sustainability of the site, the development of which has some negative environmental impacts, although partly mitigated by the provision of housing and employment.</p>		2016 - 2021	Site has planning permission and there is nothing preventing the site from being developed	74 to 201	

**25: Morrisons Supermarket, 500 Purley Way**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Waddon	CR0 4NZ	4.57ha	Retail warehouse site bordering Purley Way and Stafford Road	Urban	High	Detached houses on relatively large plots;Retail Estates & Business & Leisure Parks;Terraced houses and cottages
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
<p>Redevelopment of a mix of residential, retail, commercial and community uses to form the basis of a new residential community.It is recommended that basements are not considered at this site. Further ground investigations would be required at this site to confirm the the likelihood of groundwater occurrence.</p>		<p>Potential for a new Local Centre in the Five Ways area of Waddon is identified in the Croydon Local Plan: Strategic Policies. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential and retail use alongside new community and leisure uses. Residential development will help to meet the need for new homes in the borough.</p>		<p>Post 2026</p>	<p>Site has no known developer interest and the Council will need to work with landowner to bring it forward</p>	<p>251 to 1028</p>

**28: Bowyers Yard, Bedwardine Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Crystal Palace & Upper Norwood	SE19 3AN	0.02ha	Studios and Workshop Space	Urban	High	Large houses on relatively small plots; Terraced houses and cottages; Urban Shopping Areas
Description of option	Justification for option			Phasing of development	Evidence of deliverability	Number of homes
Cultural and Creative Industries Enterprise Centre	An existing recording studio that is seeking to expand their offer will provide greater support for the cultural creative sector. Accords with Croydon Local Plan Policy SP3.3 to deliver such a facility within Crystal Palace. The Sustainability Appraisal highlights the context of the Conservation Area which development proposals will need to consider.			2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	

**30: Purley Leisure Centre, car park and former Sainsbury's Supermarket, High Street**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Purley	CR8 2AA	0.66ha	Swimming pool, multi-storey car park and former supermarket	Urban	High	Large buildings in an urban setting; Mixed type flats; Terraced houses and cottages; Urban Shopping Areas

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Mixed use redevelopment incorporating public car park, new leisure facilities, including a swimming pool, and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accommodation.	The community use of the site is protected by Policy SP5 of the Croydon Local Plan: Strategic Policies. A commitment to deliver a creative and cultural industries enterprise centre in Purley District Centre is set out in Croydon Local Plan Strategic Policies. As it is in the Primary Shopping Area retail is an acceptable use. Residential development will help to meet the need for new homes in the borough. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities.	2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	30 to 171

**31: Croydon College car park, College Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 1PF	0.25ha	Eastern end of Croydon College over existing car park and access area	Central	High	Large buildings in an urban setting; Linear Infrastructure

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Mixed use redevelopment comprising hotel & residential	The site is to be used to fund improvements to the remaining parts of Croydon College, who do not need the car park. Residential development will help to meet the need for new homes in the borough. The site lies within Croydon Metropolitan Centre close to East Croydon station but outside of the Primary Shopping Area so is suitable for all town centre uses except retail.	2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	159

### 32: 4-20 Edridge Road

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 9WX	0.23ha	Car park	Central	High	Linear Infrastructure; Tower Buildings; Urban Shopping Areas
Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes		
Residential development	Residential development will help to meet the need for new homes in the borough. It is a poor location for offices as it is too far from East Croydon station and outside of the Primary Shopping Area so retail use is not acceptable or suitable.	2021 - 2026	Site has planning permission but there are a number of issues that need to be overcome before the site can be developed	133		

**35: Purley Baptist Church, 2-12 Banstead Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Purley	CR8 3EA	0.43ha	Purley Baptist Church, parking area and other various buildings	Urban	High	Large buildings in an urban setting;Planned estates of semi detached houses;Terraced houses and cottages;Urban Shopping Areas
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
Mixed use redevelopment comprising new church, community facility and residential, with development located outside Flood Zone 2 and 3a.		The redevelopment of this site could help to meet the need for new homes in the borough. The church and community facility are protected by Croydon Local Plan Policy SP5. Part of the site previously had a planning permission which is now expired. The provision of flood prevention measures is required to improve the sustainability of the development.		2021 - 2026	Site is subject to developer interest with a planning application likely soon and subject to granting of planning permission there is nothing preventing the site from being developed	20 to 111

**44: Central Parade West, Central Parade**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Addington	CR0 0JB	2.07ha	Land and community buildings to the west side of Central Parade	Urban	Medium	Institutions with associated grounds;Local authority built housing with public realm;Mixed type flats;Suburban Shopping Areas
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
Mixed development including residential, community, healthcare facility, leisure, retail and open space		Residential development would help meet the need for new homes in the borough. The site is in New Addington District Centre, within the Primary Shopping Area which would make all town centre uses acceptable in this location. Community facilities are protected by Policy SP5 of the Croydon Local Plan: Strategic Policies. Landscaping that includes species to assist biodiversity is required to assist sustainability. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.		2016 - 2021	Site is subject to developer interest with a planning application likely soon and subject to granting of planning permission there is nothing preventing the site from being developed	50 to 290

**48: 294-330 Purley Way**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Waddon	CR0 4XJ	2.55ha	Retail warehouse and vacant employment land	Urban	Medium	Retail Estates & Business & Leisure Parks; Terraced houses and cottages
Description of option	Justification for option			Phasing of development	Evidence of deliverability	Number of homes
Mixed use development comprising retail store, commercial space and residential units	Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential and retail. Residential development will help to meet the need for new homes in the borough. As the site lies outside of a Primary Shopping Area it is not suited to intensification of the existing retail use. As the site is within Flood Zone 3 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment. It is recommended that basements are not considered at this site			Post 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	17

**50: 44-60 Cherry Orchard Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 6BA	0.301ha	Meat processing factory	Urban	High	Industrial Estates; Mixed type flats; Tower Buildings

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential development		2016 - 2021		50 to 80

Sites numbered between 51 and 100

**54: BMW House, 375-401 Brighton Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
South Croydon	CR2 6ES	0.581ha	Site of former BMW showroom which has a multistorey car park to the rear of site	Urban	Medium	Large houses on relatively small plots; Retail Estates & Business & Leisure Parks; Terraced houses and cottages

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Mixed use residential and supermarket. The site is located within Flood Zone 3a associated with the culverted River Wandle. At this location, the culverted River Wandle has been incorporated into the surface water sewer system as it flows north below the A235 Brighton Road. A Flood Warning and Evacuation Management Plan must be prepared for the site.	There are no sequentially preferable sites within the Brighton Road (Sanderstead Road) Local Centre for a supermarket and a developer is interested in building one on this site. Residential development will help to meet the need for new homes in the borough. The development has some negative environmental impacts, although partly mitigated by the provision of housing and employment. As the site is within a Flood Zone 3 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment.	2016 - 2021	Site is subject to developer interest and a planning application is likely soon with the landowner looking to develop the site themselves	42

**60: Cane Hill Hospital Site, Farthing Way**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Coulsdon	CR5 3YL	32.37ha	Former Hospital Site	Suburban	Low	Green Infrastructure;Planned estates of semi detached houses;Scattered houses on large plots
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
Residential development with new community, health and educational facilities		The development of this site will assist in meeting the need for housing in the borough. New community, health and educational facilities are required to improve the sustainability of the site. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities.		2016 - 2021	Site has planning permission and there is nothing preventing the site from being developed	650

**61: Car park, 54-58 Whytecliffe Road South**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Purley	CR8 2AW	0.46ha	Car Park	Urban	High	Institutions with associated grounds;Mixed type flats;Planned estates of semi detached houses;Terraced houses and cottages;Transport Nodes

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential use with retention of car parking spaces	The site will help to meet the need for homes and potential for public parking in the borough after 2026. A Transport Assessment will be required of redevelopment proposals for the site to consider possible impacts on local streets in the vicinity of Purley Railway station arising from any reduction in parking.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	21 to 119

**66: 1-3 Pampisford Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Purley	CR8 2NG	0.13ha	Office building at junction of Purley Way and Pampisford Road	Urban	High	Industrial Estates; Institutions with associated grounds; Large buildings in an urban setting; Mixed type flats; Urban Shopping Areas
Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes		
Residential development	The redevelopment of this site could help to meet the need for new homes in the borough. The site lies outside of Purley District Centre so is not a suitable location for town centre uses including retail and offices.	2016 - 2021	Site has planning permission and there is nothing preventing the site from being developed	14		

68: 130 Oval Road

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Addiscombe	CR0 6BL	0.22ha	Former warehouse/factory that has been vacant for more than five years. Hidden behind terraces of residential dwellings accessible through two alleyways.	Urban	High	Industrial Estates; Terraced houses and cottages
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
Residential development		As part of the Croydon Local Plan: Detailed Policies and Proposals any town centre or scattered employment site that has been vacant for more than 18 months is being proposed for redevelopment if it could accommodate 10 or more new homes. Policy SP3.2 of the Croydon Local Plan: Strategic Policies requires that evidence of lack of demand for the existing premises or site for an employment use be provided before other uses can be considered. However, the need for new homes in the borough is so great that, as a plan-making process, a plan-led release of vacant town centre and scattered employment sites is proposed to help meet the need for new homes.		2021 - 2026	Site is subject to developer interest with a planning application likely soon and subject to granting of planning permission there is nothing preventing the site from being developed	10 to 57

**78: 114-118 Whitehorse Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Broad Green & Selhurst	CR0 2JF	0.04ha	Retail unit on ground floor & vacant offices set back from retail frontage over 2 floors	Urban	High	Urban Shopping Areas
Description of option	Justification for option		Phasing of development	Evidence of deliverability	Number of homes	
Residential conversion and extension	Offices not in preferred location. Prior approval for office to residential for 8 units, there is potential for 10 units or more with potential to move the/extend the 1st storey and above to the building line of the ground floor. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development.		2016 - 2021	Site is subject to developer interest	7 to 8	

**80: Victory Place**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Crystal Palace & Upper Norwood	SE19 3BD	0.27ha	Warehouses and office buildings at rear of Victory Place and Carberry Road in the centre of the Crystal Palace Triangle	Urban	High	Compact houses on relatively small plots; Industrial Estates; Mixed type flats; Terraced houses and cottages; Urban Shopping Areas

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Ground floor retail, restaurant and studio space with hotel, office/or and residential uses on other floors	Residential development will help to meet the need for new homes in the borough. The site lies within Crystal Palace District Centre and Primary Shopping Area so all town centre uses including retail are acceptable in this location. The Sustainability Appraisal recommends that the impact of the proposal on the conservation area is mitigated through the heritage and townscape assessment.	2016 - 2021	Site has planning permission and there is nothing preventing the site from being developed	33 to 70

**82: St John The Evangelist Vicarage, Sylvan Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Crystal Palace & Upper Norwood	SE19 2RX	0.33ha	Existing Church Hall, Vicarage and garden land in the grounds of St Johns Church (A large late Victorian redbrick building showing many of the best features of this type of building in that era)	Urban	Medium	Compact houses on relatively small plots; Institutions with associated grounds; Large houses on relatively small plots; Mixed type flats

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Redevelopment to provide new hall and residential dwellings	The redevelopment of this site could help to meet the need for new homes in the borough. The church hall is community facility protected by Croydon Local Plan Policy SP5. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	12 to 31

**97: 24 Station Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
South Norwood & Woodside	SE25 5AG	0.05ha	Vacant plot adjacent to supermarket	Urban	High	Terraced houses and cottages; Urban Shopping Areas
Description of option	Justification for option			Phasing of development	Evidence of deliverability	Number of homes
Residential development with a retail unit	The redevelopment of this site could help to meet the need for new homes in the borough. The site lies within the Primary Shopping Area of South Norwood District Centre and so retail is an acceptable use. The Sustainability Appraisal recommends that the impact of the proposal on the conservation area is mitigated through the heritage and townscape assessment.			2016 - 2021	Site is subject to developer interest and a planning application is likely soon with the landowner looking to develop the site themselves	12

Sites numbered between 101 and 150

**104: Former Taberner House site, Fell Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR9 3JS	0.36ha	Former Council offices currently being demolished	Central	High	Green Infrastructure; Large buildings in an urban setting; Tower Buildings
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
Residential development		Residential development will help to meet the need for new homes in the borough. It is a poor location for offices as it is too far from East Croydon station and outside of the Primary Shopping Area so retail use is not acceptable or suitable. The retention of public open space in the development is required to assist its sustainability.		2021 - 2026	Site has planning permission but there are a number of issues that need to be overcome before the site can be developed	440

**115: Cheriton House, 20 Chipstead Avenue**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Thornton Heath	CR7 7DG	0.17ha	Former care home and land	Urban	High	Institutions with associated grounds; Mixed type flats

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential redevelopment	No interest has been shown for a replacement community facility on this site so residential development is in principle acceptable and will help to meet the need for new homes in the borough. The design will need to address the environmental impacts of redevelopment. It is recommended that basements are not considered at this site	2021 - 2026	Site is subject to developer interest with a planning application likely soon and subject to granting of planning permission there is nothing preventing the site from being developed	15 to 20

#### 116: Rees House & Morland Lodge, Morland Road

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Addiscombe	CR0 6NA	0.46ha	Vacant office building and former care home	Urban	Medium	Compact houses on relatively small plots; Institutions with associated grounds; Large houses on relatively small plots; Mixed type flats; Terraced houses and cottages
Description of option	Justification for option			Phasing of development	Evidence of deliverability	Number of homes
Secondary School	Needed to meet demand for school places			2016 - 2021	Site forms part of Educational Estate Strategy	

**119: Amenity land at Croydon AFC stadium, Mayfield Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Broad Green & Selhurst	CR7 6DN	2.78ha	Amenity land	Suburban	Low	Green Infrastructure; Industrial Estates; Terraced houses and cottages
Description of option	Justification for option		Phasing of development	Evidence of deliverability	Number of homes	
Primary school with access to playing field for community use outside of school hours	<p>The Council are looking to allow the playing field to be used as additional pitches under licence and also part of the site potentially for allotment use. These uses are not incompatible with use of part of the site as a primary school as the playing field would not be used during school hours. Although the site is Metropolitan Open Land there are no other sites available and suitable in the north west of the borough to meet the need beyond 2017 for primary school places. Sufficient sites have been identified to meet the need up to 2017. The Sustainability Appraisal recommends the loss of open space is mitigated by the development and that public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.</p>		2016 - 2021	In Council ownership		

**120: Timebridge Community Centre, Field Way**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Addington	CR0 9DX	2.089ha	Former school and grounds currently in use as a community centre	Urban	Medium	Compact houses on relatively small plots; Institutions with associated grounds
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
Residential development including replacement community facilities. Any loss of playing fields must be reprovided and provision of a family centre shall be continuous during the construction stage.		Residential development will help to meet the need for new homes in the borough, and the retention of community facilities with some replacement will assist the regeneration of Fieldway. The Sustainability Appraisal recommends that development proposals should seek to ensure that any loss of open land is mitigated through alternative provision.		2016 - 2021	In Council ownership	74 to 198

**123: Prospect West and car park to the rear of, 81-85 Station Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 2RD	0.88ha	Car park at rear and office block	Central	High	large buildings with surrounding space; Transport Nodes

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
<p>Residential (with healthcare facility if required by NHS). It is recommended that basements are not considered at this site.</p> <p>Further ground investigations would be required at this site to confirm the likelihood of groundwater occurrence.</p> <p>There is one historic record of surface water flooding held by the Council in this location.</p>	<p>Existing office building is not protected from development. The site's location away from East Croydon station means it is less suited to hotel or office use and because it is outside of the Primary Shopping Area it is not suitable for retail use. Residential development will help to meet the need for new homes in the borough.</p> <p>The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place.</p> <p>Acoustic measures will need to be incorporated in the design to assist sustainability of the development.</p>	Post 2026	Site has planning permission and there is nothing preventing the site from being developed	40 to 288

#### 128: Land at, Poppy Lane

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Shirley	CR0 8YT	1.43ha	Cleared site	Suburban	Low	Green Infrastructure; Institutions with associated grounds; Mixed type flats

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential development	This site does not meet the criteria for designation as Metropolitan Open Land as it does not contribute to the physical structure of London, it does not include open air facilities which serve whole or significant parts of London and it does not contain features or landscapes of national or metropolitan importance. For this reason it has been assessed by the same criteria as other non-Metropolitan Open Land sites and is considered acceptable for development. Residential development will help to meet the need for new homes in the borough.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	51 to 107

**129: 843 London Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Thornton Heath	CR7 6AW	0.22ha	Site of former Oaks Hospital	Urban	Medium	Medium rise blocks with associated grounds; Retail Estates & Business & Leisure Parks; Terraced houses and cottages; Urban Shopping Areas

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Primary school	<p>Site is a former community use and is protected for ongoing community activity by Policy SP5. There is a need for primary school places in this area of the borough and this site will help meet the need arising before 2017.</p> <p>The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.</p>	2016 - 2021	Site is subject to developer interest with a planning application likely soon and subject to granting of planning permission there is nothing preventing the site from being developed	

**130: 1-9 Banstead Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Purley	CR8 3EB	0.88ha	Semi detached houses including some used as offices	Urban	High	Planned estates of semi detached houses

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential	Residential development will help to meet the need for new homes in the borough	2021 - 2026	Site is subject to developer interest with a planning application likely soon and subject to granting of planning permission there is nothing preventing the site from being developed	77 to 100

**136: Supermarket, car park, 54 Brigstock Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Thornton Heath	CR7 8RX	0.44ha	Iceland Freezer Centre store and car park and rail yard.	Urban	High	Industrial Estates;Transport Nodes;Urban Shopping Areas
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
Mixed use of residential, retail along Brigstock Road, and employment use		The site is in a very accessible location in Thornton Heath District Centre next to the railway station. Currently it has a low density supermarket with car park and scaffolding yard to the rear. The preferred option retains some employment use (as this is protected by Policy SP3.2 of the Croydon Local Plan: Strategic Policies) whilst making more efficient use of the site by providing homes that will help meet the borough's need for housing and a replacement retail unit (as the site is in the Primary Shopping Area of the District Centre where retail is encouraged).		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	25 to 55

**137: Paxton House, 9 Cargreen Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
South Norwood & Woodside	SE25 5AE	0.13ha	A 4-storey derelict office building	Urban	High	Compact houses on relatively small plots;large buildings with surrounding space;Large houses on relatively small plots
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
Residential development		Office use is not protected in this location and redevelopment of the site to residential would help to meet the need for new homes in the borough.		2016 - 2021	Site has planning permission and landowner is likely to develop the site themselves	22

**138: Cherry Orchard Gardens and site between railway line and Cherry Orchard Road, Cherry Orchard Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 6BQ	0.8ha	Cleared site in two parts (1) between the railway line and Cherry Orchard Road and (2) on the corner of Cherry Orchard Road and Oval Road and the Sorter and Porter Public House	Central	High	Industrial Estates;Mixed type flats

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Mixed use development comprising residential, offices, restaurant/café, hotel and community facilities	Residential development will help to meet the need for new homes in the borough. The part of the site to west of Cherry Orchard Road lies within Croydon Metropolitan Centre close to East Croydon station but outside the Primary Shopping Area so all town centre uses except retail are acceptable on this part of the site. Acoustic measures will need to be incorporated in the design to assist sustainability of the development.	2021 - 2026	Site has planning permission but there are a number of issues that need to be overcome before the site can be developed	220 to 492

#### 142: 1 Lansdowne Road

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 2BX	0.47ha	Lansdowne Hotel, YMCA Hostel and Marco Polo House	Central	High	large buildings with surrounding space; Large buildings with well defined building line and adjacent to other buildings; Linear Infrastructure

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Mixed use development comprising residential, offices, leisure and hotel	Residential development will help to meet the need for new homes in the borough. Site lies within Croydon Metropolitan Centre close to East Croydon station but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location. Accoustic measures will need to be incorporated in the design to assist sustainability of the development.	2021 - 2026	Site has planning permission but there are a number of issues that need to be overcome before the site can be developed	419 to 441

Sites numbered between 151 and 200

**155: St Anne's House & Cambridge House, 20-26 Wellesley Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR9 2UL	0.21ha	Two office buildings and car park	Central	High	Large buildings with well defined building line and adjacent to other buildings; Linear Infrastructure

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Conversion of building to residential and hotel	Planning permission has already been granted for this site. Residential development will help to meet the need for new homes in the borough. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development. Acoustic measures will need to be incorporated in the design to assist sustainability of the development.	2021 - 2026	Site has planning permission but there are a number of issues that need to be overcome before the site can be developed	46 to 196

**157: Canterbury Mill, 103 Canterbury Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Broad Green & Selhurst	CR0 3HA	0.10ha	Former factory building	Urban	Medium	Industrial Estates; Institutions with associated grounds; Terraced houses and cottages
Description of option	Justification for option			Phasing of development	Evidence of deliverability	Number of homes
New primary school	The site is of a suitable size for a primary school, is in an area that has a high demand for school places and can make a significant contribution to meeting this demand. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.			2016 - 2021	Site forms part of Educational Estate Strategy	

**162: St George's House, Park Lane**

<b>Place</b>	<b>Postcode</b>	<b>Size of site</b>	<b>Site description</b>	<b>Suburban, Urban or Central location?</b>	<b>Public Transport Accessibility of area</b>	<b>Local character of area</b>
Croydon Opportunity Area	CR0 1JA	0.07ha	High rise office building known as 'Nestle Tower'	Central	High	Large buildings in an urban setting
<b>Description of option</b>	<b>Justification for option</b>			<b>Phasing of development</b>	<b>Evidence of deliverability</b>	<b>Number of homes</b>
Conversion and extension of existing building to provide retail and other Class A activities (such as food and drink) on the ground floor with residential accommodation on upper floors. There is one historic record of surface water flooding held by the Council in this location.	Existing office building is not protected from development. Site lies within the Primary Shopping Area so retail use is acceptable in this location. Planning permission has already been granted for this site. Residential development will help to meet the need for new homes in the borough. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development.			2016 - 2021	Site has planning permission and there is nothing preventing the site from being developed	288

**172: Ruskin Square and surface car park, 61 Dingwall Road and Lansdowne Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 2EW	2.7ha	Gateway site also known as Ruskin Square redevelopment	Central	High	Industrial Estates;large buildings with surrounding space;Large buildings with well defined building line and adjacent to other buildings;Transport Nodes
Description of option	Justification for option			Phasing of development	Evidence of deliverability	Number of homes
Mixed use development comprising residential, offices, restaurant/café and fitness centre	<p>Planning permission has already been granted for this site. Residential development will help to meet the need for new homes in the borough. Site lies within Croydon Metropolitan Centre close to East Croydon station but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location and particularly suited to office use.</p> <p>To assist sustainability new development should have capacity to connect to a district energy facility. Accoustic measures will need to be incorporated in the design to assist sustainability of the development.</p>			2021 - 2026	Site has planning permission but there are a number of issues that need to be overcome before the site can be developed	550 to 625

**173: 28-30 Addiscombe Grove**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 5LP	0.08ha	2 Edwardian houses	Central	High	Large buildings in an urban setting
Description of option	Justification for option			Phasing of development	Evidence of deliverability	Number of homes
Redevelopment to provide more homes	Residential development will help to meet the need for new homes in the borough.			2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	12 to 32

**174: 30-38 Addiscombe Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 5PE	0.35ha	Vacant site	Central	High	Large buildings with well defined building line and adjacent to other buildings; Large houses on relatively small plots; Medium rise blocks with associated grounds

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
<p>Residential development. It should be noted that ordinary watercourses have not been included in the fluvial modelling of the River Wandle and therefore a fluvial flood risk from this watercourse may be present. As set out in Section 11.3.2 of the Level 1 SFRA, applicants considering development of this site may need to prepare a simple hydraulic model to enable a more accurate assessment of the probability of flooding associated with this ordinary watercourse to inform the site specific FRA. This should be carried out in line with industry standards and in agreement with the LLFA.</p>	<p>Residential development will help to meet the need for new homes in the borough</p>	<p>2021 - 2026</p>	<p>Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed</p>	<p>49 to 141</p>

**175: Stephenson House, Cherry Orchard Road**

<b>Place</b>	<b>Postcode</b>	<b>Size of site</b>	<b>Site description</b>	<b>Suburban, Urban or Central location?</b>	<b>Public Transport Accessibility of area</b>	<b>Local character of area</b>
Croydon Opportunity Area	CR0 6BA	0.69ha	Office building and car park	Central	High	Large buildings in an urban setting
<b>Description of option</b>	<b>Justification for option</b>		<b>Phasing of development</b>	<b>Evidence of deliverability</b>	<b>Number of homes</b>	
Primary school with residential and/or office on upper floors	The site is of a suitable size for a primary school, is in an area that has a high demand for school places and can make a significant contribution to meeting this demand. The existing office building is not protected from development. Site is suitable for all town centre uses except retail as it is within Croydon Metropolitan Centre, close to East Croydon station but outside of the Primary Shopping Area making it particularly suited to office use. Residential development will help to meet the need for new homes in the borough. Accoustic measures will need to be incorporated in the design to assist sustainability of the development.		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	97 to 279	

**176: Exchange Court, 3 Bedford Park**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR9 2ZL	0.18ha	Office building	Central	High	Institutions with associated grounds;large buildings with surrounding space
Description of option	Justification for option			Phasing of development	Evidence of deliverability	Number of homes
Offices and residential and/or hotel (with healthcare facility if required by the NHS)	In accordance with Policy SP3 of Croydon Local Plan:Strategic Policies Partial Review, office refurbishment/redevelopment and mixed use should be explored fully. The site lies within Croydon Metropolitan Centre close to East Croydon station but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place.			Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	26 to 72

**178: Arcadia House, 5 Cairo New Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 1XP	0.36ha	Existing church in Factory building, and two other buildings (46 and 47 Tamworth Road)	Central	High	Institutions with associated grounds;Linear Infrastructure;Terraced houses and cottages

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential development and Class B business use	Residential development will help to meet the need for new homes in the borough. It is a poor location for offices as it is too far from East Croydon station and outside of the Primary Shopping Area so retail use is not acceptable or suitable. The previous employment use of the site is protected by Policy SP3 of the Croydon Local Plan: Strategic Policies and the current community use is temporary so not protected. The Sustainability Appraisal recommends that the impact of the proposal on the conservation area is mitigated through the heritage and townscape assessment.	2021 - 2026	Site is subject to developer interest with a planning application likely soon and subject to granting of planning permission there is nothing preventing the site from being developed	41 to 117

**182: St Mathews House, 98 George Street**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 1PJ	0.05ha	Residential building 2/3 storey brick built residential block	Central	High	large buildings with surrounding space; Urban Shopping Areas

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Redevelopment for residential and/or offices and/or retail (on George Street frontage)	Residential development will help to meet the need for new homes in the borough. Site lies within Croydon Metropolitan Centre close to East Croydon station making it particularly suited to office use and the site lies within a proposed extension of the Primary Shopping Area which would make all town centre uses acceptable in this location.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	7 to 20

#### 184: 1-19 Derby Road

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 3SE	0.34ha	Shops and Garage on triangular site beside railway line close to West Croydon station	Central	High	Terraced houses and cottages; Transport Nodes; Urban Shopping Areas
Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes		
Residential development above, community uses on lower floors	The site lies outside Croydon Metropolitan Centre on a side street so town centre uses are not desirable in or suited to this location. Residential development will help to meet the need for new homes in the borough. New community facilities are required to improve the sustainability of the site. Accoustic measures will need to be incorporated in the design to assist sustainability of the development.	2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	48 to 137		

**186: Jobcentre, 17-21 Dingwall Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 9XF	0.35ha	A two storey brick built building	Central	High	large buildings with surrounding space
Description of option	Justification for option		Phasing of development	Evidence of deliverability	Number of homes	
Offices and/or residential and/or hotel and/or replacement Class A2 (Finance) premises (with healthcare facility if required by the NHS)	The site is suitable for all town centre uses except retail as it is within Croydon Metropolitan Centre close to East Croydon station but outside of the Primary Shopping Area making it particularly suited to office use. Residential development will help to meet the need for new homes in the borough. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place. Accoustic measures will need to be incorporated in the design to assist sustainability of the development.		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	49 to 141	

**187: 28 Dingwall Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 2NE	0.11ha	Office building	Central	High	Large buildings with well defined building line and adjacent to other buildings

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Offices and residential and/or hotel (with healthcare facility if required by the NHS)	In accordance with Policy SP3 of Croydon Local Plan:Strategic Policies Partial Review, office refurbishment/redevelopment and mixed use should be explored fully. The site lies within Croydon Metropolitan Centre close to East Croydon station but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	16 to 44

#### 189: Car parks, Drummond Road

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 1TX	0.11ha	Surface car parks on Drummond Road including St Anne's Place	Central	High	Industrial Estates;Terraced houses and cottages;Urban Shopping Areas

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential development	Subject to the Old Town Masterplan which states parking is required here for the period of the masterplan, but that residential redevelopment could be considered later . The redevelopment of this site could help to meet the need for new homes in the borough. The Sustainability Appraisal highlights the context of the Conservation Area which development proposals will need to consider.	Post 2026	In Council ownership	12 to 32

**190: Car park to the rear of Leon House, 22-24 Edridge Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 9XT	0.40ha	2 storey parking area serving Leon House	Urban	High	large buildings with surrounding space

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential development. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface' (BGS Susceptibility to Groundwater Flooding).	Residential development will help to meet the need for new homes in the borough	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	56 to 162

**192: Suffolk House, George Street**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 1PE	0.25ha	Office building with retail units at ground level	Central	High	large buildings with surrounding space; Linear Infrastructure; Urban Shopping Areas
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
Mixed use redevelopment with offices or residential dwellings above retail units at ground level		Site lies within a proposed extension of the Primary Shopping Area which would make all town centre uses acceptable in this location. The redevelopment of this site could help to meet the need for new homes in the borough.		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	35 to 101

**193: 100 George Street**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 1PJ	0.21ha	The site of Essex House, a demolished office building, last used as a temporary public car park	Central	High	large buildings with surrounding space

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Mixed use development with offices or residential dwellings above retail units at ground level	Site lies within a proposed extension of the Primary Shopping Area close to East Croydon station which would make all town centre uses acceptable in this location and making it particularly suited to office use. The development of this site could help to meet the need for new homes in the borough.	2021 - 2026	Site has planning permission but there are a number of issues that need to be overcome before the site can be developed	30 to 85

**194: St George's Walk, Katharine House and Park House, Park Street**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 1YE	1.94ha	Office & retail (including financial and food & drink) buildings between Katharine Street and Park Street	Central	High	Large buildings with well defined building line and adjacent to other buildings; Urban Shopping Areas

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential and retail with new civic space.	Existing office building is not protected from development. The site lies within the Primary Shopping Area of Croydon Metropolitan Centre so it is suited to retail. It is situated at a distance from East Croydon station so it less suitable for office use. Residential development will help to meet the need for new homes in the borough. The Civic Space is a requirement of the Mid Croydon Masterplan. Many of the retail/catering units in St Georges Walk house independent businesses that provide low cost options and measures should be taken to enable these to continue in Croydon either within the development or elsewhere. As the site is in a Conservation Area, the Council's Conservation Area Guidance and Management Plans will need to be adhered to and proposals assessed against this. The Sustainability Appraisal recommends that the impact of the proposal on the conservation area is mitigated through the heritage and townscape assessment.	2021 - 2026	Site is subject to developer interest with a planning application likely soon and subject to granting of planning permission there is nothing preventing the site from being developed	88 to 504

**195: Leon House, 233 High Street**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 9XT	0.56ha	High rise office building	Urban	High	large buildings with surrounding space; Urban Shopping Areas

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
<p>Conversion to residential or mixed use residential/office with retention of retail on the ground floor. It should be noted that ordinary watercourses have not been included in the fluvial modelling of the River Wandle and therefore a fluvial flood risk from this watercourse may be present. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface' (BGS Susceptibility to Groundwater Flooding).</p>	<p>Existing office building is not protected from development. Site is too far from East Croydon station to be suited to continued use as an office building in its entirety so conversion to residential or residential and office is preferred option for this site. The area is not suited to more tall buildings or buildings taller than Leon House which means that redevelopment of the site is unlikely as a redevelopment would not be viable because of restrictions on height and the cost of demolishing Leon House. Site is outside of the Primary Shopping Area so is not suitable for retail use although the existing retail floor space can be retained or replaced. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development.</p>	<p>Post 2026</p>	<p>Site has planning permission but there are a number of issues that need to be overcome before the site can be developed</p>	<p>26 to 145</p>

**196: Stonewest House, 1 Lamberts Place**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 2BR	0.13ha	Office building with stores	Urban	Medium	Industrial Estates;Linear Infrastructure;Mixed type flats;Terraced houses and cottages;Tower Buildings
Description of option	Justification for option			Phasing of development	Evidence of deliverability	Number of homes
Residential development	Residential development will help meet the need for housing in the borough. The existing office use is not protected.			2016 - 2021	Site has planning permission but there are a number of issues that need to be overcome before the site can be developed	9 to 31

**197: Emerald House, 7-15 Lansdowne Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 2BX	0.39ha	Office building	Central	High	large buildings with surrounding space;Large buildings with well defined building line and adjacent to other buildings

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Office and residential and/or hotel (with healthcare facility if required by the NHS)	In accordance with Policy SP3 of Croydon Local Plan:Strategic Policies Partial Review, office refurbishment/redevelopment and mixed use should be explored fully. The site is suitable for all town centre uses except retail as it is within Croydon Metropolitan Centre close to East Croydon station but outside of the Primary Shopping Area. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place.	Post 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	55 to 157

**199: 20 Lansdowne Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 2BX	0.775ha	Builders yard between Lansdowne Road and the railway line into East Croydon	Central	High	Industrial Estates;Large houses on relatively small plots

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential development with light industrial workshops and studio spaces	Site is a town centre employment site. Policy SP3.2 of the Croydon Local Plan: Strategic Policies requires that evidence of lack of demand for the existing premises or site for an employment use be provided before other uses can be considered. However, the need for new homes in the borough is so great that, it is proposed that greater use is made of this site through a mixed use development of residential and light industrial or studio units.	Post 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	109 to 313

#### 200: Multi-storey car park, Lansdowne Road

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 2BX	0.95ha	Multi storey car park	Central	High	large buildings with surrounding space; Large buildings with well defined building line and adjacent to other buildings
Description of option	Justification for option			Phasing of development	Evidence of deliverability	Number of homes
Mixed use, public car park and residential.				Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	133 to 384

Sites numbered between 201 and 250

**201: Lidl, Easy Gym and car park, 99-101 London Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 2RF	1.13ha	Supermarket, gym and car park	Urban	High	Retail Estates & Business & Leisure Parks; Urban Shopping Areas
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
Primary school with residential development on upper floors		The site is of a suitable size for a primary school, is in an area that has a high demand for school places and can make a significant contribution to meeting this demand. The site is in a dense urban area and is suited to a mixed use development with the residential element helping to meet the need for new homes in the borough.		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	51 to 293

**203: West Croydon station and shops, 176 North End**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 1UF	1.75ha	West Croydon railway station, retail units on Station Road, London Road and North End, station car park and Network Rail yard	Central	High	Transport Nodes; Urban Shopping Areas

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Remodelling of station and redevelopment to provide an improved transport interchange, cycle hub, retail & office units with residential development above. In the surrounding area, surface water flood risk is generally low. However, Station Road and the A212 have areas shown to be at high risk from surface water flooding. There are two historic records of surface water flooding held by Croydon Council in this location.	Existing station building is a low density development and use of the site (as identified in the West Croydon Masterplan) could be increased to include residential use. Improvements to the station as a transport interchange including a cycle hub is a policy aspiration of the Croydon Local Plan strategic policy SP8 and will assist in the sustainability of the development. Accoustic measures will need to be incorporated in the design to assist sustainability of the development and measures to alleviate surface water flooding taken, especially if current areas along train tracks are developed, reducing natural drainage capacity.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	79 to 455

#### 211: Poplar Walk car park and, 16-44 Station Road

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 2RB	0.35ha	Car park & Buildings with ground floor retail units with residential accommodation on upper floors	Central	High	large buildings with surrounding space; Shopping centres, precincts; Transport Nodes; Urban Shopping Areas

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
A more intensive use of the site with 232 residential units as part of an overall redevelopment of the site which includes re-provision of retail uses, car and cycle parking and a public square.	The site's location away from East Croydon station means it is less suited to hotel or office use and because it is outside of the Primary Shopping Area it is not suitable for retail use although the existing retail floor space can be re-provided as part of the redevelopment of this site. Residential development will help to meet the need for new homes in the borough.	2016 - 2021	Site is subject to developer interest and a planning application is likely soon with the landowner looking to develop the site themselves	50 to 141

**218: Lunar House, Wellesley Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 9YD	1.34ha	Office Block	Central	High	large buildings with surrounding space; Linear Infrastructure

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Office and residential and/or hotel (with healthcare facility if required by the NHS) if the site is no longer required by the Home Office.	In accordance with Policy SP3 of Croydon Local Plan:Strategic Policies Partial Review, office refurbishment/redevelopment and mixed use should be explored fully. The site lies within Croydon Metropolitan Centre close to East Croydon station but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location. Residential development will help to meet the need for new homes in the borough. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place. Conversion should be considered in the redevelopment to increase sustainability of the site.	Post 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	188 to 542

## 220: 9-11 Wellesley Road

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 0XD	0.15ha	Offices and bank	Central	High	large buildings with surrounding space;Large buildings with well defined building line and adjacent to other buildings

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential and/or hotel and/or retail and/or finance	Existing office building is not protected from development. Site lies within a proposed extension of the Primary Shopping Area which would make all town centre uses acceptable in this location. The redevelopment of this site could help to meet the need for new homes in the borough.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	21 to 60

**222: Multi-storey car park, 1 Whitgift Street**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 1DH	0.54ha	Multi-storey car park and gymnasium	Central	High	Large buildings with well defined building line and adjacent to other buildings; Terraced houses and cottages; Urban Shopping Areas

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential with community facilities commensurate in size and functionality to that currently on the site	The redevelopment of this site could help to meet the need for new homes in the borough. It is a poor location for offices as it is too far from East Croydon station and outside of the Primary Shopping Area so retail use is not acceptable or suitable. The Opportunity Area Planning Framework identifies surplus car parking spaces in this part of Croydon Metropolitan Centre. The retention of community facilities are required to improve the sustainability of the site, development of which has substantial environmental impacts.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	95 to 193

### 231: Segas House, Park Lane

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 1NX	0.19ha	Listed office building	Central	High	Large buildings with well defined building line and adjacent to other buildings

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential conversion with cultural uses if required (with town centres uses considered if there is no interest in delivery of cultural uses).	The conversion of the existing Listed Building on this site could help to meet the need for new homes in the borough. Existing office building is not protected from development. Delivery of a cultural facility on the ground floor in this location would be appropriate to meet demand with residential or office uses on upper floors.	2016 - 2021	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	40

**234: Southern House, Wellesley Grove**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR9 1TR	0.58ha	24-storey office building with undercroft straddling Wellesley Grove and a two-storey period property converted to an office	Central	High	large buildings with surrounding space
Description of option	Justification for option			Phasing of development	Evidence of deliverability	Number of homes
Offices and residential and/or hotel (with healthcare facility if required by the NHS)	In accordance with Policy SP3 of Croydon Local Plan:Strategic Policies Partial Review, office refurbishment/redevelopment and mixed use should be explored fully. The site is suitable for all town centre uses except retail as it is within Croydon Metropolitan Centre close to East Croydon station but outside of the Primary Shopping Area making it particularly suited to office use. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place.The public realm is required to encourage connectivity with surrounding areas to make the site more sustainable.			2021 - 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	82 to 234

**236: Apollo House, Wellesley Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 9YA	0.58ha	Office Building	Central	High	large buildings with surrounding space
Description of option	Justification for option			Phasing of development	Evidence of deliverability	Number of homes
Offices and residential and/or hotel (with healthcare facility if required by the NHS) if the site is no longer required by the Home Office. There is one record of sewer flooding.	In accordance with Policy SP3 of Croydon Local Plan: Strategic Policies Partial Review, office refurbishment/redevelopment and mixed use should be explored fully. The site is suitable for all town centre uses except retail as it is within Croydon Metropolitan Centre close to East Croydon station but outside of the Primary Shopping Area. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place. To assist sustainability the development must incorporate acoustic measures to reduce noise impact on the development.			Post 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	82 to 234

**242: Davis House, Robert Street**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 1QQ	0.13ha	Office building and shops	Central	High	Large buildings with well defined building line and adjacent to other buildings;Urban Shopping Areas
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
Residential development with limited retail to replace existing floor space		Existing office building is not protected from development. It is a poor location for offices as it is too far from East Croydon station and outside of the Primary Shopping Area although it does have a Secondary Retail Frontage. Residential development will help to meet the need for new homes in the borough.		Post 2026	In Council ownership	19 to 52

**245: Mondial House, 102 George Street**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 1PJ	0.21ha	9-storey office building	Central	High	large buildings with surrounding space;Transport Nodes

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Office and/or residential development or offices or hotel and/or retail (on George Street frontage)	The site lies within a proposed extension of the Primary Shopping Area close to East Croydon station which would make all town centre uses acceptable in this location and making it particularly suited to office use. To assist sustainability the development must incorporate accoustic measures to reduce noise impact on the development.	2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	30 to 85

**247: Norwich Union House, 96 George Street**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 1PJ	0.13ha	Office Building	Central	High	large buildings with surrounding space
Description of option	Justification for option			Phasing of development	Evidence of deliverability	Number of homes
Offices with residential development or hotel and/or retail (on George Street frontage)	In accordance with Policy SP3 of Croydon Local Plan:Strategic Policies Partial Review, office refurbishment/redevelopment and mixed use should be explored fully. Site lies within a proposed extension of the Primary Shopping Area which would make all town centre uses acceptable in this location. The redevelopment of this site could help to meet the need for new homes in the borough.To assist sustainability the development must incorporate accoustic measures to reduce impact of noise on the development.			Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	19 to 52

**248: 18-28 Thornton Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Thornton Heath	CR7 6BA	0.20ha	Car sales site	Urban	Medium	Industrial Estates;Medium rise blocks with associated grounds;Urban Shopping Areas
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
Residential development		Residential development will help to meet the need for new homes in the borough.		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	9 to 34

Sites numbered between 251 and 300

**284: Asharia House, 50 Northwood Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Norbury	CR7 8HQ	0.14ha	Offices, gymnasium and car park	Urban	Medium	Industrial Estates;Terraced houses and cottages

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential development including replacement community facility	Residential development will help to meet the need for new homes in the borough. The community use of the site is protected by Policy SP5 of the Croydon Local Plan: Strategic Policies. The retention of a community facility will assist the sustainability of the site. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	7 to 23

**286: 35-47 Osborne Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Thornton Heath	CR7 8PD	0.37ha	Disused warehouse and factory buildings	Urban	Medium	Industrial Estates; Terraced houses and cottages

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential development	As part of the Croydon Local Plan: Detailed Policies and Proposals any town centre or scattered employment site that has been vacant for more than 18 months is being proposed for redevelopment if it could accommodate 10 or more new homes. Policy SP3.2 of the Croydon Local Plan: Strategic Policies requires that evidence of lack of demand for the existing premises or site for an employment use be provided before other uses can be considered. However, the need for new homes in the borough is so great that, as a plan-making process, a plan-led release of vacant town centre and scattered employment sites is proposed to help meet the need for new homes. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.	2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	17 to 62

**294: Croydon College Annexe, Barclay Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 1PF	0.14ha	The former art block of Croydon College	Central	High	large buildings with surrounding space

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential redevelopment with community uses and Creative and Cultural Industries Enterprise Centre. There is one record of sewer flooding.	This site is well suited to provide a home to the creative and cultural industries enterprise centre for Croydon Metropolitan Centre. The existing building is a community facility which is protected by Policy SP5 of the Croydon Local Plan: Strategic Policies. Residential development will help to meet the need for new homes in the borough. The Fairfield Masterplan encourages a high standard of design which will help the sustainability of the site.	2021 - 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	20 to 56

#### 295: 2 Zion Place

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Thornton Heath	CR7 8SD	0.15ha	Former Jacques & Co factory building	Urban	High	Industrial Estates; Terraced houses and cottages

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential development	As part of the Croydon Local Plan: Detailed Policies and Proposals any town centre or scattered employment site that has been vacant for more than 18 months is being proposed for redevelopment if it could accommodate 10 or more new homes. Policy SP3.2 of the Croydon Local Plan: Strategic Policies requires that evidence of lack of demand for the existing premises or site for an employment use be provided before other uses can be considered. However, the need for new homes in the borough is so great that, as a plan-making process, a plan-led release of vacant town centre and scattered employment sites is proposed to help meet the need for new homes. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.	2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	7 to 39

Sites numbered between 301 and 350

**301: Sea Cadet Training Centre, 34 The Waldrons**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Waddon	CR0 4AZ	0.14ha	Derelict building	Urban	Medium	large buildings with surrounding space; Large houses on relatively small plots

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential use with community use	The existing structure on the site is fire damaged and cannot be reused. Residential development will help to meet the need for new homes in the borough. The community use of the site is protected by Policy SP5 of the Croydon Local Plan: Strategic Policies. The Sustainability Appraisal recommends that the impact of the proposal on the conservation area is mitigated through the heritage and townscape assessment.	2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	7 to 23

**306: The Good Companions Public House site, 251 Tithe Pit Shaw Lane**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Sanderstead	CR6 9AW	0.30ha	Cleared site	Suburban	Low	Planned estates of semi detached houses; Suburban Shopping Areas

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Mixed use of residential and retail	Site lies within the Primary Shopping Area of Hamsey Green Local Centre so is suitable for retail use. Retail use will assist in providing an active frontage to the ground floor and the redevelopment of this site could help to meet the need for new homes in the borough. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.	2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	8 to 24

**311: Mott Macdonald House, 8 Sydenham Road**

<b>Place</b>	<b>Postcode</b>	<b>Size of site</b>	<b>Site description</b>	<b>Suburban, Urban or Central location?</b>	<b>Public Transport Accessibility of area</b>	<b>Local character of area</b>
Croydon Opportunity Area	CR0 2EE	0.24ha	Office building	Central	High	large buildings with surrounding space; Large buildings with well defined building line and adjacent to other buildings
<b>Description of option</b>	<b>Justification for option</b>			<b>Phasing of development</b>	<b>Evidence of deliverability</b>	<b>Number of homes</b>
Offices and residential and/or hotel (with healthcare facility if required by the NHS)	In accordance with Policy SP3 of Croydon Local Plan: Strategic Policies Partial Review, office refurbishment/redevelopment and mixed use should be explored fully. The site is suitable for all town centre uses except retail as it is within Croydon Metropolitan Centre close to East Croydon Station but outside of the Primary Shopping Area. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place. A community use could assist the sustainability of the site.			Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	34 to 97

**314: Valley Park (B&Q and Units A-G Daniell Way), Hesterman Way**

<b>Place</b>	<b>Postcode</b>	<b>Size of site</b>	<b>Site description</b>	<b>Suburban, Urban or Central location?</b>	<b>Public Transport Accessibility of area</b>	<b>Local character of area</b>
Broad Green & Selhurst	CR0 4YJ	11.5ha	Out of town retail warehouses and surface car parking	Urban	Low	Retail Estates & Business & Leisure Parks

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
<p>Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS), community and leisure to form the basis of a new residential community and local centre.</p>	<p>Potential for a new Local Centre in the Valley Park area is identified in the Croydon Local Plan: Strategic Policies. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential and retail use alongside new community and leisure uses. Flood mitigation measures must be incorporated in the development to assist sustainability. As the site is within Flood Zone 2 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface'</p>	<p>Post 2026</p>	<p>Site has no known developer interest and the Council will need to work with landowner to bring it forward</p>	<p>403 to 1092</p>

**316: PC World, 2 Trojan Way**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Waddon	CR0 4XL	1.03ha	Retail Warehouse and car park	Urban	Medium	Retail Estates & Business & Leisure Parks
Description of option	Justification for option			Phasing of development	Evidence of deliverability	Number of homes
Redevelopment of this area to a mixture of residential, retail and commercial use, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community	Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential and retail. Residential development will help to meet the need for new homes in the borough. As the site lies outside of a Primary Shopping Area it is not suited to intensification of the existing retail use. As the site is within a Flood Zone 3 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment.			Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	47 to 175

**320: S G Smith, 409-411 Beulah Hill**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Norbury	SE19 3HD	0.36ha	Former Car showroom	Urban	Medium	Industrial Estates;Urban Shopping Areas

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Retail supermarket on ground floor with residential above	There are no sequentially preferable sites within the Beulah Hill Local Centre in neighbouring Lambeth for a supermarket and a developer is interested in building one on this site. Residential development will help to meet the need for new homes in the borough. The Sustainability Appraisal recommends that the impact of the proposal on the conservation area is mitigated through the heritage and townscape assessment.	2016 - 2021	Site is subject to developer interest with a planning application likely soon and subject to granting of planning permission there is nothing preventing the site from being developed	5 to 15

**324: Purley Oaks Depot, 505-600 Brighton Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Purley	CR8 2BG	1.03ha	Council depot	Suburban	Medium	Industrial Estates;large buildings with surrounding space
Description of option	Justification for option			Phasing of development	Evidence of deliverability	Number of homes
Gypsy and Traveller pitches	The site is in Council ownership and the existing employment use can be relocated to underused land in Factory Lane which is also owned by the Council. It is the only deliverable site for Gypsy and Traveller pitches that has been identified and will contribute to meeting the need for Gypsy and Traveller pitches in Croydon.			2016 - 2021	In Council ownership	

**325: Telephone Exchange, 88-90 Brighton Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Purley	CR8 4DA	0.34ha	Four storey telephone exchange	Urban	High	Urban Shopping Areas
Description of option	Justification for option			Phasing of development	Evidence of deliverability	Number of homes
Conversion of existing building to residential use if no longer required as a telephone exchange in the future	The conversion of this building could help to meet the need for new homes in the borough. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development.			Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	19 to 77

**326: Ambassador House, 3-17 Brigstock Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Thornton Heath	CR7 7JG	0.56ha	Various retail units at ground level and offices above (with some community use)	Urban	High	Large buildings with well defined building line and adjacent to other buildings; Urban Shopping Areas

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Mixed use conversion comprising residential, retail and community facilities	Office use is not protected in this location which is within the Primary Shopping Area (so retail is a preferred use at ground floor level). The community use in Ambassador House is protected by Policy SP5. Residential development would help to meet the need for homes in the borough. The building is built above the London to Brighton railway line and so conversion is likely to be preferable to new build because of cost of building above Network Rail infrastructure. To assist sustainability the development must incorporate acoustic measures to reduce noise impact of the development. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development. The site is located in Flood Zone 1, low probability of flooding from rivers.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	26 to 145

### 332: Superstores, Drury Crescent

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Waddon	CR0 4XT	1.45ha	Retail Warehouses and car park	Urban	Medium	Large buildings with well defined building line and adjacent to other buildings; Retail Estates & Business & Leisure Parks

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community	Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential, community uses and retail. Residential development will help to meet the need for new homes in the borough and the shift from out of town retail will assist the use of more sustainable modes of transport. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place. As the site is within Flood Zone 2 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface'	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	66 to 246

### 334: Valley Leisure Park, Hesterman Way

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Broad Green & Selhurst	CR0 4YA	0.95ha	Vue Cinema and Valley Park Leisure Complex	Urban	Low	Retail Estates & Business & Leisure Parks

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
<p>Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS), community and leisure to form the basis of a new residential community and local centre.</p>	<p>Potential for a new Local Centre in the Valley Park area is identified in the Croydon Local Plan: Strategic Policies. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential and retail use alongside new community and leisure uses. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place. Flood mitigation measures must be incorporated in the development to assist sustainability. As the site is within Flood Zone 2 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface'</p>	<p>Post 2026</p>	<p>Site has no known developer interest and the Council will need to work with landowner to bring it forward</p>	<p>34 to 90</p>

**337: Zodiac Court, 161-183 London Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Broad Green & Selhurst	CR0 2RJ	0.71ha	Residential building with ground floor commercial units	Urban	High	Large buildings with well defined building line and adjacent to other buildings;Urban Shopping Areas
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
Residential redevelopment		Redevelopment provides an opportunity to intensify the use of the site. However, it is noted that there are significant issues with viability of redevelopment that will need to be overcome before this site could be developed. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface'		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	32 to 184

**345: Normanton Park Hotel, 34-36 Normanton Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
South Croydon	CR2 7AR	0.40ha	Normanton Park Hotel & grounds	Urban	Medium	Compact houses on relatively small plots; Large houses on relatively small plots

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential development with primary school expansion if required (otherwise the whole site may be used for residential development).	Residential development will help to meet the need for new homes in the borough. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.	2021 - 2026	Site is subject to developer interest with a planning application likely soon and subject to granting of planning permission there is nothing preventing the site from being developed	14 to 38

### 347: Tesco, 2 Purley Road

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Purley	CR8 2HA	3.81ha	Tesco store & associated car park	Urban	High	Retail Estates & Business & Leisure Parks

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Mixed use residential, healthcare facility (if required by the NHS) and retail development	Site has an existing retail use and has potential for intensification of use of the site with the addition of residential units which will help to meet the need for new homes in the borough. Measures to mitigate flood risk will need to be included in the development to assist sustainability. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place. As the site is within Flood Zone 3 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	172 to 990

**348: Homebase & Matalan stores, 60-66 Purley Way**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Broad Green & Selhurst	CR0 3JP	2.84ha	Retail stores and associated car park	Urban	Medium	Retail Estates & Business & Leisure Parks
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
Mixed use residential and retail development		Residential development would help meet the need for new homes in the borough. Premises are currently on long leases which will not expire until the mid 2020's. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential and retail use. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	128 to 482

**349: Harveys Furnishing Group Ltd, 230-250 Purley Way**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Waddon	CR0 4XG	0.46ha	Retail stores and car parks	Urban	Medium	Industrial Estates;Retail Estates & Business & Leisure Parks

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
<p>Redevelopment of this area to a mixture of residential, retail and commercial use, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community. As the site is partly within a Flood Zone 3 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment.</p>	<p>Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential and retail. Residential development will help to meet the need for new homes in the borough. As the site lies outside of a Primary Shopping Area it is not suited to intensification of the existing retail use.</p>	<p>Post 2026</p>	<p>Site has no known developer interest and the Council will need to work with landowner to bring it forward</p>	<p>21 to 78</p>

### 350: Wing Yip, 544 Purley Way

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Waddon	CR0 4NZ	1.53ha	Wing Yip retail warehouse & car park	Urban	Medium	Retail Estates & Business & Leisure Parks

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Redevelopment of a mix of residential, retail, commercial and community uses to form the basis of a new residential community	<p>Potential for a new Local Centre in the Five Ways area of Waddon is identified in the Croydon Local Plan: Strategic Policies. Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential and retail use alongside new community and leisure uses. As the site is a scattered employment site the employment use will need to be retained as a mitigation of the potential loss of employment and as part of any redevelopment. enable inclusion of attenuation SuDS where possible.</p> <p>Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface'</p>	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	69 to 260

Sites numbered between 351 and 400 Sites numbered between 351 and 400

**351: Furniture Village, 222 Purley Way**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Waddon	CR0 4XG	0.71ha	Retail warehouse & car park	Urban	Medium	Industrial Estates; Retail Estates & Business & Leisure Parks

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by NHS) and community uses to form the basis of a new residential community	Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential and retail. Residential development will help to meet the need for new homes in the borough. As the site lies outside of a Primary Shopping Area it is not suited to intensification of the existing retail use. As the site is partly within a Flood Zone 3 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment.enable inclusion of attenuation SuDS where possible. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface'	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	32 to 120

### 355: Decathlon, 2 Trafalgar Way

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Waddon	CR0 4XT	1.30ha	Decathlon store & car park	Urban	Medium	Retail Estates & Business & Leisure Parks

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Redevelopment of this area to a mixture of residential, retail, healthcare facility (if required by the NHS) and community uses to form the basis of a new residential community	Over the lifetime of the Croydon Local Plan reconfiguration of out of town retail warehouses in the borough will provide an opportunity for redevelopment with a mix of residential, community uses and retail. Residential development will help to meet the need for new homes in the borough. Measures to mitigate flood risk will need to be included in the development to assist sustainability. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating. As the site is within a Flood Zone 3 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	59 to 221

### 357: Norwood Heights Shopping Centre, Westow Street

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Crystal Palace & Upper Norwood	SE19 3AH	1.46ha	Sainsbury's supermarket and smaller retail units	Urban	High	Retail Estates & Business & Leisure Parks; Urban Shopping Areas

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Retail, replacement community use and residential	Site is a relatively low density site within the Primary Shopping Area of Crystal Palace District Centre which has potential for redevelopment. Residential development will help to meet the need for new homes in the borough. The Sustainability Appraisal recommends that the impact of the proposal on the conservation area is mitigated through the heritage and townscape assessment.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	39 to 223

### 372: Car park, Lion Green Road

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Coulsdon	CR5 2NL	1.08ha	Car Park (within Coulsdon District Centre)	Suburban	Medium	Industrial Estates
Description of option	Justification for option			Phasing of development	Evidence of deliverability	Number of homes
Mixed use development comprising leisure, community facilities and retention of car parking spaces. Also retail so long as the current planning permission is extant.	Site lies within Coulsdon District Centre but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location. The site has planning permission for a retail use having passed the sequential test. Should the planning permission expire retail use would cease to be an acceptable use on this site unless a new sequential test demonstrates that there are no sequentially preferable sites available that are suitable for the type of retail use proposed.			2021 - 2026	Site has planning permission but there are a number of issues that need to be overcome before the site can be developed	

**374: Reeves Corner former buildings, 104-112 Church Street**

<b>Place</b>	<b>Postcode</b>	<b>Size of site</b>	<b>Site description</b>	<b>Suburban, Urban or Central location?</b>	<b>Public Transport Accessibility of area</b>	<b>Local character of area</b>
Croydon Opportunity Area	CR0 1RD	0.16ha	Vacant Land with designated Secondary Retail Frontage	Urban	High	Urban Shopping Areas
<b>Description of option</b>	<b>Justification for option</b>			<b>Phasing of development</b>	<b>Evidence of deliverability</b>	<b>Number of homes</b>
<p>Mixed use with residential to upper storeys and retail on ground floor. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface' (BGS Susceptibility to Groundwater Flooding). A high risk of surface water flooding surrounds the site, particularly across the road network such as Cairo New Road and Church Street. There is one historic record of surface water flooding held by Croydon Council in this location.</p>	<p>It will help meet the need for housing in the borough. Retail or a community use will assist in providing an active frontage to the ground floor. Previous use of the site was retail so new retail use is acceptable. As the site is in a Conservation Area, the Council's Conservation Area Guidance and Management Plans will need to be adhered to and proposals assessed against this. The Sustainability Appraisal recommends that the impact of the proposal on the conservation area is mitigated through the heritage and townscape assessment.</p>			<p>2021 - 2026</p>	<p>Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed</p>	<p>23 to 64</p>

**375: Northern part of, 5 Cairo New Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 1XP	0.91ha	Church in former Factory building	Urban	High	Institutions with associated grounds; Linear Infrastructure
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
Residential redevelopment above community use. The surrounding areas of Cairo New Road and Roman Way are shown to be at a high risk of surface water flooding.		Residential development will help to meet the need for new homes in the borough. The community use of the site is protected by Policy SP5 of the Croydon Local Plan: Strategic Policies.		2021 - 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	128 to 368

**392: Carolyn House, 22-26 Dingwall Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 9XF	0.13ha	Office building	Central	High	large buildings with surrounding space

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Offices and residential and/or hotel (with healthcare facility if required by the NHS)	In accordance with Policy SP3 of Croydon Local Plan:Strategic Policies Partial Review, office refurbishment/redevelopment and mixed use should be explored fully. The site is suitable for all town centre uses except retail as it is within Croydon Metropolitan Centre close to East Croydon Station but outside of the Primary Shopping Area. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	23 to 64

### 393: Whitgift Centre, North End

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 1UB	8.8ha	Shopping Centre, four office towers and two multi-storey car parks	Central	High	Shopping centres, precincts

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Expansion of shopping centre, improved public realm and residential development and car parking provision. The majority of the site is shown to be at a very low risk. The surrounding areas are generally at a low risk of surface water flooding with the areas of the road network (i.e. Wellesley Road) being shown to be at high risk. There are three historic records of surface water flooding and one historic record of sewer flooding.	Planning permission has been granted for this site which represents a comprehensive major regeneration scheme for Croydon Metropolitan Centre which will secure an improved quality and expanded shopping centre along with new homes that will help to meet the need for new homes in the borough. The Sustainability Appraisal recommends that the impact of the proposal on the conservation area is mitigated through the heritage and townscape assessment.	2016 - 2021	Site has planning permission and landowner is likely to develop the site themselves	400 to 1,000

**396: Praise House, 145-149 London Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Broad Green & Selhurst	CR0 2RG	0.25ha	Former office building of 4 floors currently with a community use with extension at rear last used as garage. Frontage used as tyre fitters.	Urban	High	Industrial Estates; Retail Estates & Business & Leisure Parks; Terraced houses and cottages

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Redevelopment for mixed use residential and community use	Site has an existing community use that is protected. The redevelopment of this site would help to meet the need for new homes in the borough. Currently it is not likely to be viable so its development is not likely to be completed before 2026.	Post 2026	Site has no known developer interest and the Council will need to work with the landowner to bring it forward	9 to 52

**398: Coombe Cross, 2-4 South End**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 1DL	0.26ha	4 storey office building	Urban	High	Large buildings with well defined building line and adjacent to other buildings; Urban Shopping Areas

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
<p>Residential development. It should be noted that ordinary watercourses have not been included in the fluvial modelling of the River Wandle and therefore a fluvial flood risk from this watercourse may be present. There are further areas of medium risk of surface water flooding to the west of the site. The surrounding area is generally an area of low to medium surface water flood risk. However, there are areas of high risk in regards to surface water flooding in areas such as Parker Road and South End. There are two historic records of surface water flooding.</p>	<p>The redevelopment of this site could help to meet the need for new homes in the borough</p>	<p>Post 2026</p>	<p>Site has no known developer interest and the Council will need to work with landowner to bring it forward</p>	<p>37 to 105</p>

**400: Day Lewis House, 324-338 Bensham Lane**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Thornton Heath	CR7 7EQ	0.25ha	Large office/factory building	Urban	Medium	Industrial Estates; Terraced houses and cottages
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
Residential redevelopment						12 to 42

Sites numbered between 401 and 450

**404: Vistec House & 14 Cavendish Road, 185 London Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Broad Green & Selhurst	CR0 2RJ	0.69ha	6 storey office building fronting London Road and 2 storey warehouse on Cavendish Road	Urban	High	Large buildings with well defined building line and adjacent to other buildings; Urban Shopping Areas
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
Residential development		The redevelopment of this site could help to meet the need for new homes in the borough and as it is outside the Local Centre and Primary Shopping Area retail and other town centre uses are not preferred uses on this site.		2016 - 2021	Site is subject to developer interest and a planning application is likely soon with the landowner looking to develop the site themselves	32 to 179

**405: Capella Court & Royal Oak Centre, 725 Brighton Road**

<b>Place</b>	<b>Postcode</b>	<b>Size of site</b>	<b>Site description</b>	<b>Suburban, Urban or Central location?</b>	<b>Public Transport Accessibility of area</b>	<b>Local character of area</b>
Purley	CR8 2PG	1.30ha	A 5 storey office in the middle of a roundabout and a single storey block on the south side of the roundabout connected by a footbridge to the main building and group of vacant single storey shops at rear of Capella Court	Urban	Medium	Industrial Estates;large buildings with surrounding space

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential development and health facility, with no net loss of flood storage capacity	The redevelopment of this site could help to meet the need for new homes in the borough. The site lies outside of Purley District Centre so is not a suitable location for town centre uses including retail and offices. The Shopping Parade on the southern part of the site is proposed for dedesignation as it does not have any shops in it. The current community use within the site should be included to assist sustainability in the local context. As the site is within a Flood Zone 3 it will be subject to the Exception Test as part of a Site Specific Flood Risk Assessment. Any development which involves an increase in building footprint should ensure there is no impact on the ability of the floodplain to store water. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	59 to 221

**407: 797 London Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Thornton Heath	CR7 6AW	0.15ha	Six storey office building and car park at least part vacant	Urban	Medium	large buildings with surrounding space; Urban Shopping Areas

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Conversion or redevelopment to residential use	Office use is not protected in this location and residential use would help meet the borough's need for new homes. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	7 to 25

**409: Beech House, 840 Brighton Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Purley	CR8 2BH	0.14ha	4 storey office building	Urban	High	Large buildings in an urban setting; large buildings with surrounding space; Large buildings with well defined building line and adjacent to other buildings

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Conversion of the office building to residential uses.	Located outside the proposed District Centre boundary so residential would be the preferred use, however the existing office use could be retained on the site. Residential development will help to meet the need for new homes in the borough. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development. As 22% of the site is in Flood Zone 2 any proposal for redevelopment should locate buildings within Flood Zone 1.	2016 - 2021	Site has planning permission and there is nothing preventing the site from being developed	36 to 45

**410: 100 Brighton Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Purley	CR8 4DA	0.22ha	Co-op funeral service premises	Urban	Medium	Urban Shopping Areas
Description of option	Justification for option			Phasing of development	Evidence of deliverability	Number of homes
Mixed use residential and retail development	Site has an existing retail use and has potential for intensification with the addition of residential units which will help to meet the need for new homes in the borough.			Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	10 to 37

**411: Palmerston House, 814 Brighton Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Purley	CR8 2BR	0.07ha	Office Building	Urban	High	large buildings with surrounding space; Medium rise blocks with associated grounds

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential redevelopment	Site is an office in an edge of centre location where residential use is preferable. Residential development will help to meet the need for new homes in the borough. Conversion could be considered to reduce the environmental impacts of the development with flood mitigation measures. As part of the site is in Flood Zone 2 and 3 an Exception Test is required as part of a Site Specific Flood Risk Assessment. Any redevelopment of the site should seek to locate buildings in Flood Zone 1.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	4 to 18

**416: Challenge House, 618 Mitcham Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Broad Green & Selhurst	CR0 3AA	0.80ha	3-storey office building	Urban	Medium	Industrial Estates; Institutions with associated grounds; Terraced houses and cottages

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential redevelopment or conversion. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development.	Office use is not protected. The Council's preferred location for offices is in the New Town and East Croydon station areas of Croydon Metropolitan Centre and in District Centres. The redevelopment of this site will help to meet the need for new homes in the borough. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	36 to 136

#### 417: Stonemead House, 95 London Road

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 2RF	0.16ha	Vacant office building	Urban	High	Retail Estates & Business & Leisure Parks; Urban Shopping Areas
Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes		
Residential	The redevelopment or conversion of the building could help to meet the need for new homes.	2021 - 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	23 to 64		

420: 87-91 Biggin Hill

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Crystal Palace & Upper Norwood	SE19 3HT	0.32ha	Derelict former industrial warehouse units	Urban	Medium	Industrial Estates
Description of option	Justification for option			Phasing of development	Evidence of deliverability	Number of homes
Residential development	<p>As part of the Croydon Local Plan: Detailed Policies and Proposals any town centre or scattered employment site that has been vacant for more than 18 months is being proposed for redevelopment if it could accommodate 10 or more new homes. Policy SP3.2 of the Croydon Local Plan: Strategic Policies requires that evidence of lack of demand for the existing premises or site for an employment use be provided before other uses can be considered. However, the need for new homes in the borough is so great that, as a plan-making process, a once only release of vacant town centre and scattered employment sites is proposed to help meet the need for new homes. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.</p>			2016 - 2021	<p>Site is subject to developer interest with a planning application likely soon and subject to granting of planning permission there is nothing preventing the site from being developed</p>	14

**430: Grafton Quarter, Grafton Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Waddon	CR0 3RP	0.62ha	Various industrial buildings and office block that are vacant	Urban	Medium	Industrial Estates;Institutions with associated grounds;Terraced houses and cottages
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
Creative and Cultural Industries Enterprise Centre and residential development		It is an objective of the Croydon Local Plan: Strategic Policies to encourage creative and cultural industries in the borough. Permitting residential development on part of this site enables the development of a Creative and Cultural Industries Enterprise Centre on the remaining part of the site as it makes the overall development viable and assits with the sustainability of the site along with mitigation of the loss of employment with the retention if some skills and training on the site.		2016 - 2021	Site is subject to developer interest and a planning application is likely soon with the landowner looking to develop the site themselves	28 to 131

**450: Lennard Lodge, 3 Lennard Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 2UL	0.18ha	Disused hospital buildings	Urban	High	Industrial Estates;Large houses on relatively small plots

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential development	The previous community use relocated to an office building elsewhere in Croydon so residential development of this site would not lead to a loss of community facilities in the borough and would help to meet the need for new homes in Croydon.	2016 - 2021	Site is subject to developer interest and a planning application is likely soon with the landowner looking to develop the site themselves	9 to 46

Sites numbered between 451 and 500

**468: Grass area adjacent to, 55 Pawsons Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Thornton Heath	CR0 2QA	0.27ha	Fenced of grass area to the rear of shops on Whitehorse Road and adjacent to estate of 1 - 55 Pawsons Road and former depot at rear of 57 Pawsons Road	Urban	Medium	Medium rise blocks with associated grounds; Terraced houses and cottages; Urban Shopping Areas
Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes		
Residential development	Residential development will help to meet the need for new homes in the borough. The Sustainability Appraisal recommends that development proposals should seek to ensure that any loss of open land is mitigated through alternative provision.	2016 - 2021	In Council ownership	13 to 45		

**471: Masonic Hall car park, 1- 1B Stanton Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Broad Green & Selhurst	CR0 2UN	0.15ha	Private Car Park between 1 and 1 B Stanton Road, called Masonic Hall car park.	Urban	High	Large houses on relatively small plots; Terraced houses and cottages
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
Residential development		Residential development will help to meet the need for new homes in the borough. Delivery will be an issue with the land in private ownership and as a car park for a hall the Community Policy SP5 must be complied with. A Contaminated Land Assessment will be required.		Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	7 to 39

**474: Rear of The Cricketers, 47 Shirley Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Addiscombe	CR0 7ER	0.18ha	Amenity land to the rear of the pub's car park	Suburban	Medium	Terraced houses and cottages; Urban Shopping Areas

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential development	Residential development will help to meet the need for new homes in the borough. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	7 to 17

**486: Land and car park at rear of The Beehive Public House, 45A Woodside Green**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
South Norwood & Woodside	SE25 5HQ	0.15ha	Amenity land & car park	Urban	Medium	Compact houses on relatively small plots; Terraced houses and cottages; Urban Shopping Areas
Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes		
Residential development	Residential development will help to meet the need for new homes in the borough	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	7 to 25		

**488: Canius House, 1 Scarbrook Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 1SQ	0.07ha	5 storey vacant office block bordering Surrey Street	Central	High	Large buildings with well defined building line and adjacent to other buildings; Medium rise blocks with associated grounds
Description of option	Justification for option			Phasing of development	Evidence of deliverability	Number of homes
Residential conversion	A prior notification under the General Permitted Development Order has been made for this site. Residential development will help to meet the need for new homes in the borough. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development. The Sustainability Appraisal highlights the context of the Conservation Area which development proposals will need to consider and which this site is adjacent to .			2016 - 2021	Site has planning permission but there are a number of issues that need to be overcome before the site can be developed	30

**489: Corinthian House, 17 Lansdowne Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 2BX	0.21ha	Locally listed office building	Central	High	large buildings with surrounding space

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Retention of offices with residential conversion, and/or hotel (with healthcare facility if required by the NHS)	As a locally listed building redevelopment is not an acceptable option. In accordance with Policy SP3 of Croydon Local Plan: Strategic Policies Partial Review, office refurbishment/redevelopment and mixed use should be explored fully. The site lies within Croydon Metropolitan Centre close to East Croydon station but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	30 to 85

**490: 95-111 Brighton Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Purley	CR8 4HD	0.40ha	Gym car park and derelict houses	Urban	Medium	Planned estates of semi detached houses; Transport Nodes; Urban Shopping Areas

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Primary school	The site is of a suitable size for a primary school, is in an area that has a high demand for school places and can make a significant contribution to meeting this demand.	2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	

**492: 5 Bedford Park**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area	CR0 2AQ	0.18ha	Vacant office building	Central	High	large buildings with surrounding space

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential conversion	A prior notification under the General Permitted Development Order has been made for this site. Residential development will help to meet the need for new homes in the borough. Conversion would need to adhere to Local Plan and London Plan Standards to improve the sustainability of the development.	2016 - 2021	Site has planning permission but there are a number of issues that need to be overcome before the site can be developed	82 to 91

**493: Pinnacle House, 8 Bedford Park**

<b>Place</b>	<b>Postcode</b>	<b>Size of site</b>	<b>Site description</b>	<b>Suburban, Urban or Central location?</b>	<b>Public Transport Accessibility of area</b>	<b>Local character of area</b>
Croydon Opportunity Area	CR0 2AP	0.31ha	Office building	Central	High	Institutions with associated grounds; large buildings with surrounding space
<b>Description of option</b>	<b>Justification for option</b>			<b>Phasing of development</b>	<b>Evidence of deliverability</b>	<b>Number of homes</b>
Mixed use of residential with offices (or a healthcare facility if required by the NHS) on the ground floor	In accordance with Policy SP3 of Croydon Local Plan: Strategic Policies Partial Review, office refurbishment/redevelopment and mixed use should be explored fully. The site lies within Croydon Metropolitan Centre close to East Croydon station but outside the Primary Shopping Area so all town centre uses except retail are acceptable in this location. The site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place.			Post 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	44 to 125

**495: Dairy Crest dairy, 823-825 Brighton Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Purley	CR8 2BJ	0.45ha	Dairy depot with buildings fronting on to Brighton Road being a locally listed building	Urban	Medium	Compact houses on relatively small plots; Industrial Estates; Large houses on relatively small plots; Medium rise blocks with associated grounds; Terraced houses and cottages
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
Conversion of buildings fronting Brighton Road to studio space (with potential for a Creative and Cultural Industries Enterprise Centre serving Purley) with new light industrial units to the rear		The buildings fronting Brighton Road are locally listed so conversion is the only acceptable option. Policy SP3 of the Croydon Local Plan: Strategic Policies sets out the need for a Cultural and Creative Industries Enterprise Centre in Purley and the conversion of the buildings on Brighton Road could lend themselves to studio spaces. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating. As the site is within a Flood Zone 3 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment.		2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	

**499: Croydon University Hospital Site, London Road**

<b>Place</b>	<b>Postcode</b>	<b>Size of site</b>	<b>Site description</b>	<b>Suburban, Urban or Central location?</b>	<b>Public Transport Accessibility of area</b>	<b>Local character of area</b>
Thornton Heath	CR7 7YE	8.17ha	Various hospital and medical associated buildings along with a staff car park on Bensham Lane	Urban	Medium	Industrial Estates; Large buildings with well defined building line and adjacent to other buildings; Medium rise blocks with associated grounds; Retail Estates & Business & Leisure Parks
<b>Description of option</b>	<b>Justification for option</b>			<b>Phasing of development</b>	<b>Evidence of deliverability</b>	<b>Number of homes</b>
Consolidation of the hospital uses on a smaller area of the site with enabling residential development on remaining part subject to there being no loss of services provided by the hospital in terms of both quantity and quality	In order to fund improvements to the existing hospital buildings residential development on part of the site may be required. This option is dependent on there being no loss of services provided by the hospital both in terms of quantity and quality.			2021 - 2026	Site is part of a partners' Estate Strategy	77 to 290

Sites numbered between 501 and 1000

**502: Coombe Farm, Oaks Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Shirley	CR0 5HL	3.99ha	Former school and hostel buildings	Suburban	Low	Green Infrastructure; Institutions with associated grounds
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
Residential development so long as the development has no greater footprint, volume or impact on openness on the Metropolitan Green Belt than the existing buildings on the site		Although the site is in the Green Belt, it already has built form. Residential development will help to meet the need for new homes in the borough.		2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	

**504: Stroud Green Pumping Station, 140 Primrose Lane**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Shirley	CR0 8YY	0.72ha	Thames Water pumping station (which is a Locally Listed Building) and surrounding land	Suburban	Medium	Green Infrastructure; Industrial Estates; Planned estates of semi detached houses

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential development (including the conversion of the Locally Listed pumping station) if the site is no longer required for its current use in the future. It should be noted that ordinary watercourses have not been included in the fluvial modelling of the River Wandle and therefore a fluvial flood risk from this watercourse may be present.	This site does not meet the criteria for designation as Metropolitan Open Land as it does not contribute to the physical structure of London, it does not include open air facilities which serve the whole or significant parts of London and it does not contain features or landscapes of national or metropolitan importance. For this reason it has been assessed by the same criteria as other non-Metropolitan Open Land sites and is considered acceptable for development. Residential development will help to meet the need for new homes in the borough.	Post 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	26 to 68

**517: Milton House, 2-36 Milton Avenue**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Broad Green & Selhurst	CR0 2BP	1.32ha	Mostly vacant & semi derelict factory units in integrated industrial location surrounding Milton Avenue	Urban	Medium	Compact houses on relatively small plots; Industrial Estates; Large buildings in an urban setting; Terraced houses and cottages

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential and employment uses	The redevelopment of this site could help to meet the need for new homes in the borough, whilst also providing some employment and mitigating against possible loss of employment in the area. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating and that mitigation of loss of employment might take the form of requirements around training and skills development.	2016 - 2021	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	74

**522: Surface car park, Wandle Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area		0.6ha	Council Surface Car park	Central	High	Large buildings with well defined building line and adjacent to other buildings; Linear Infrastructure; Medium rise blocks with associated grounds

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
<p>Bus stand underneath the flyover and a district energy centre and residential development on the remainder of the car park. The majority of the site is within Flood Zone 3a to the south-west and the rest of the site are within Flood Zone 1. This More Vulnerable development should be preferably located in Flood Zone 1. If it is essential to build on Flood Zone 3a, then all residential uses should be located in the first floor level or above.</p> <p>Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface' (BGS Susceptibility to Groundwater Flooding).</p>	<p>TfL Buses require a bus standing space in Croydon Metropolitan Centre so that bus stands can be removed from the Mid Croydon Masterplan area. A district energy centre is a policy aspiration of the Croydon Local Plan: Strategic Policies and the Wandle Road surface car park has been identified as the most cost effective and realisable site for its location. The remaining capacity can be used for new housing which will help to meet the need for new homes in the borough. As the site is within a Flood Zone 3 it will be subject to the Sequential Test as part of the Strategic Flood Risk Assessment.</p>	<p>2021 - 2026</p>	<p>Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed</p>	<p>Up to 40</p>

**636: Land west of Timebridge Community Centre, Lodge Lane**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Addington	CR0 0QA	7.44ha	Amenity land	Suburban	Medium	Compact houses on relatively small plots; Green Infrastructure; Institutions with associated grounds
Description of option		Justification for option		Phasing of development	Evidence of deliverability	Number of homes
Secondary school		The site is of a suitable size for a secondary school, is well connected to an area that has a high demand for school places and can make a significant contribution to meeting this demand. The site has met the criteria for de-designation as Green Belt and part of the site will be de-designated to accommodate a school.		2021 - 2026	In Council ownership	

**662: Coombe Road Playing Fields, Coombe Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
South Croydon	CR0 5RB	10.80ha	Playing fields	Suburban	Medium	Detached houses on relatively large plots; Green Infrastructure; Institutions with associated grounds

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Secondary school with retention of playing pitches	The site is of a suitable size for a secondary school, is well connected to an area that has a high demand for school places and can make a significant contribution to meeting this demand. The site has met the criteria for de-designation as Green Belt and part of the site will be de-designated to accommodate a school. The site is currently used as playing pitches which are protected so any redevelopment for a school should look to retain some of this use. Development could potentially require mitigation to address the effects of impact on the adjacent SNCI	2016 - 2021	In Council ownership	

**683: Purley Back Lanes, 16-28 Pampisford Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Purley		0.54ha	Single Storey Garage Engineering works at Russell Hill Place, car park and domestic garages at rear of Tudor Court, Russell Hill Parade. Two four storey detached houses in use as D1 facilities on Pampisford Road	Urban	High	Large houses on relatively small plots; Urban Shopping Areas

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential development and public car park including new industrial units to replace those currently on the site	Part of the site is currently an operational town centre employment site where there is a presumption against residential development. However, development of the site could enable the replacement of the industrial units with more modern and more accessible premises whilst providing new homes that are needed to meet the borough's need for housing.	2021 - 2026	Site is subject to developer interest but there are a number of issues that need to be overcome before the site can be developed	Up to 91

**764: Land to the east of Portnalls Road, Portnalls Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Coulsdon	CR5 3DE	6.81ha		Suburban	Low	Green Infrastructure;Planned estates of semi detached houses

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Secondary school	The site is of a suitable size for a secondary school, is in an area that has a high demand for school places and can make a significant contribution to meeting this demand. The site is of a suitable size for a secondary school, is well connected to an area that has a high demand for school places and can make a significant contribution to meeting this demand. The site has met the criteria for de-designation as Green Belt and part of the site will be de-designated to accommodate a school. Development could potentially require mitigation to address the effects of impact on the adjacent woodland.	Post 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	

**937: Kempfield House, 1 Reedham Park Avenue**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Kenley and Old Coulsdon	CR8 4BQ	0.48ha	Former Croydon Council children's home	Suburban	Low	Institutions with associated grounds; Mixed type flats; Planned estates of semi detached houses

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential development with community use	Residential development to help meet the need of the borough. The community use of the site is protected by Policy SP5 of the Croydon Local Plan: Strategic Policies. The Sustainability Appraisal recommends public transport improvements are made as part of the proposal to mitigate the site's low public transport accessibility rating.	2016 - 2021	Site is subject to developer interest and a planning application is likely soon with the landowner looking to develop the site themselves	12

**945: Waitrose, 110-112 Brighton Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Coulsdon	CR5 2NB	0.265ha	Waitrose supermarket	Urban	Medium	Urban Shopping Areas

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential and healthcare facilities	The site has been identified by the NHS as being in an area with a need for additional healthcare facilities.	2021 - 2026	Site has no known developer interest and the Council will need to work with landowner to bring it forward	55 to 90

**946: Stubbs Mead Depot, Factory Lane**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Waddon	CR0 3RL	2.71ha	Council Depot with parking area, and six buildings and one bay of fuel pumps.	Urban	High	Industrial Estates

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Mixed residential and employment (industry and warehousing)	The employment use is a protected use and therefore need to be retained on the site. The redevelopment of this site could help to meet the need for new homes in the borough. The provision of flood prevention measures is required to improve the sustainability of the development. Self-contained residential basements and bedrooms at basement level are not permitted in areas that have 'potential for groundwater to occur at the surface'	2021 - 2026	In Council ownership	157 to 440

**947: 359-367 Limpsfield Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Sanderstead	CR2 8BV	0.325ha				
Description of option	Justification for option			Phasing of development	Evidence of deliverability	Number of homes
Residential with 1 - 3 commercial units on ground floor.				2016 - 2021		10 to 22

**948: 230 Addington Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Selsdon		0.106ha				

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Residential with retail on ground floor (up to 3 units).		2021 - 2026		11

**950: Norfolk House, 01-28 Wellesley Road**

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Croydon Opportunity Area		0.708ha	Retail/commercial and hotel uses of 2 - 11 storeys. Wellesley Road elevation is within a Main Retail Frontage, and George Street elevation is within a Secondary Retail Frontage. Part of the site is locally listed.	Central	High	

Description of option	Justification for option	Phasing of development	Evidence of deliverability	Number of homes
Mixed use development to include retail, residential, office and hotel uses (up to 7000sqm commercial floorspace).		2021 - 2026		125 to 255

951: 1485-1489 London Road

Place	Postcode	Size of site	Site description	Suburban, Urban or Central location?	Public Transport Accessibility of area	Local character of area
Norbury	SW16 4AE	ha				
Description of option	Justification for option			Phasing of development	Evidence of deliverability	Number of homes
Redevelopment for residential and retail				2016 - 2021		n/a

## Appendix 3 - Saved Unitary Development Plan policies to be deleted upon adoption of the Croydon Local Plan: Detailed Policies and Proposals DPD

The following policies of the Saved Unitary Development Plan will be deleted upon adoption of the Croydon Local Plan: Detailed Policies and Proposals DPD.

### Urban Design

UDP Policy	Title	Remove	Detailed Policies
UD2	Layout and Sitting of New Development		DM11
UD3	Scale and Design of New Buildings		DM11
UD4	Shopfront Design		DM12
UD5	Advertisements		DM11 DM13
UD6	Safety and Security		DM11
UD7	Inclusive Design		DM11
UD8	Protecting Residential Amenity		DM11
UD9	Wooded Hillside and Ridges		DM11
UD11	Views and Landmarks		DM11 DM18
UD12	New Street Design and Layout		DM11

UDP Policy	Title	Remove	Detailed Policies
UD13	Parking Design and Layout		DM11 DM30 DM31
UD14	Landscape Design		DM11 DM29
UD15	Refuse and Recycling Storage		DM14
UD16	Public Art		DM15

### Urban Conservation and Archaeology

UDP Policy	Title	Remove	Detailed Policies
UC2	Control of Demolition in Conservation Areas		DM19
UC3	Development Proposals in Conservation Areas		DM19

UDP Policy	Title	Remove	Detailed Policies
UC4	Changes of Use in Conservation Areas		DM19
UC5	Local Areas of Special Character		DM19
UC8	Use of Listed Buildings		DM19
UC9	Buildings on the Local List		DM19
UC10	Historic Parks and Gardens		DM19
UC11	Development Proposals on Archaeological Sites		DM19
UC13	Preserving Locally Important Remains		DM19
UC14	Enabling Development		DM19

### Open Land and Outdoor Recreation

UDP Policy	Title	Remove	Detailed Policies
RO1	Maintaining open character of Metropolitan Green Belt and Metropolitan Open Land		DM27
RO2	Control of Development Associated with Residential Properties in Metropolitan Green Belt and Metropolitan Open Land		DM27
RO3	Changes of Use of Existing Buildings in Metropolitan Green Belt and Metropolitan Open Land		DM27
RO4	Conversions of buildings to residential use in Metropolitan Green Belt and Metropolitan Open Land		DM27

UDP Policy	Title	Remove	Detailed Policies
RO6	Protecting the Setting of the Metropolitan Green Belt and Metropolitan Open Land		DM27
RO7	Cane Hill Hospital Site		DM39
RO8	Protecting Local Open Land		DM27
RO9	Education Open Space		DM27
RO10	Education Open Space		Rely on National Planning Policy Framework and the London Plan
RO12	Local Open Land in residential schemes		Rely on National Planning Policy Framework and the London Plan
RO15	Outdoor Space and Recreation		DM27
RO16	Selhurst Park		DM21

### Nature Conservation

UDP Policy	Title	Remove	Detailed Policies
NC1	Sites of Nature Conservation Importance		DM28
NC2	Specially Protected and Priority Species and their Habitats		DM28
NC3	Nature Conservation Opportunities throughout the Borough		DM28
NC4	Woodland, Trees and Hedgerows		DM28 DM29

### Environmental Protection

UDP Policy	Title	Remove	Detailed Policies
EP1	Control of Potentially Polluting Uses		DM24
EP2	Land Contamination – Ensuring land is suitable for development		DM25

UDP Policy	Title	Remove	Detailed Policies
EP3	Land Contamination – Development on land known to be contaminated		DM25
EP8	New Waste Management Facilities		Rely on National Planning Policy Framework, the London Plan and the South London Waste Plan
EP9	Loss of Existing Waste Management Facilities		Rely on National Planning Policy Framework, the London Plan and the South London Waste Plan

UDP Policy	Title	Remove	Detailed Policies
EP11	Hazardous Installations		Rely on National Planning Policy Framework and the London Plan
EP15	Renewable Energy		Rely on National Planning Policy Framework and the London Plan
EP16	Incorporating Renewable Energy into New Developments		Rely on National Planning Policy Framework and the London Plan

## Transport

UDP Policy	Title	Remove	Detailed Policies
T2	Traffic Generation from Development		DM30
T4	Cycling		DM30
T6	Development at Railway Stations		Rely on National Planning Policy Framework and the London Plan
T8	Car Parking Standards in New Development		DM31

## Economic Activity

UDP Policy	Title	Remove	Detailed Policies
EM2	Industry and Warehousing in Employment Areas		DM10
EM3	Industry and Warehousing outside Employment Areas		Rely on National Planning Policy Framework and the London Plan
EM4	Offices outside Croydon Metropolitan Centre and Town Centres		DM9
EM5	Retaining Industrial and Warehousing Uses Outside Designated Locations		Rely on National Planning Policy Framework and the London Plan

UDP Policy	Title	Remove	Detailed Policies
EM6	Redevelopment or Extension for Industrial or Warehousing Uses Outside Employment Areas		Rely on National Planning Policy Framework and the London Plan
EM7	Redevelopment or Extension for Offices outside Croydon Metropolitan Centre and the Town, District and Local Centres		DM9

### Housing

UDP Policy	Title	Remove	Detailed Policies
H1	Retention of Residential Uses		Rely on National Planning Policy Framework and the London Plan

UDP Policy	Title	Remove	Detailed Policies
H2	Supply of New Housing		Rely on National Planning Policy Framework, the London Plan and the policies of the Croydon Local Plan
H3	Planning Commitments and Identifying Housing Sites		DM35 – DM51
H5	Back Land and Back Garden Development		DM2
H7	Conversions		DM1
H8	Conversion of Dwellings to Non Self-Contained Units		Rely on National Planning Policy Framework and the London Plan
H11	Retaining Small Houses		DM1
H12	Residential Care Homes		DM3

## Shopping

UDP Policy	Title	Remove	Detailed Policies
SH3	Control of Retail Units outside Primary Shopping Areas		DM5 DM6 DM7 DM9
SH4	Retail Vitality within Main Retail Frontages and Shopping Area Frontages		DM5
SH5	Retail Vitality within Secondary Retail Frontages		DM5
SH6	Retail Vitality within Shopping Parades		DM7
SH7	Loss of Convenience Shops		Rely on National Planning Policy Framework and the London Plan

## Hotels and Tourism

UDP Policy	Title	Remove	Detailed Policies
HT1	Visitor Accommodation		DM5 DM6 DM9

## Leisure and Indoor Recreation

UDP Policy	Title	Remove	Detailed Policies
LR2	Development of Leisure and Indoor Sports, Arts, Culture and Entertainment Facilities outside of Croydon Metropolitan Centre and town and district centres		DM6 DM7 DM9
LR3	Retaining Existing Leisure and Indoor Sports, Arts, Culture and Entertainment Facilities		DM20

## Community Services

UDP Policy	Title	Remove	Detailed Policies
CS1	Development of New Community Facilities		DM20 DM22 DM23
CS2	Retaining Existing Community Facilities		DM20 DM22
CS5	Capacity of Off-Site Service Infrastructure		Rely on National Planning Policy Framework and the London Plan
CS6	Tele-communications		DM34
CS7	Surplus Land		Rely on National Planning Policy Framework and the London Plan

## Croydon Metropolitan Centre

UDP Policy	Title	Remove	Detailed Policies
SP28	Regeneration of Croydon Metropolitan Centre		Rely on National Planning Policy Framework, the London Plan and the Croydon Opportunity Area Planning Framework

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*Comments and Council's response by Consultation Document*

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**CLP2 - Detailed Policies and Proposals (Preferred and Alternative Options)**

<i>Ref No</i>	<i>Representor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Soundness</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
0057/02/004/Non-specific/O	Jill Kilsby		Object			Incidentally, it was only by chance that I learnt of the existence of this document. If I had had time I might have had more points to raise. In what ways do you inform people in the borough about documents such as these?		No change	The Council wrote to or e-mailed everybody on our consultation list to inform them of the publication of the draft Local Plan documents as well as putting up site notices and putting out a press release. Our consultation list is made up of people and organisations who have requested to be informed about the Local Plan and those who have made any comments on either previous drafts of the Local Plan or the Community Infrastructure Levy Charging Schedule.

0084/02/006/Non-specific/O	Mr Dale Greetham  <i>Sport England</i>	Object	<p>The National Planning Policy Framework (NPPF) requires each local planning authority to produce a Local Plan for its area. Local Plans should address the spatial implications of economic, social and environmental change. Local Plans should be based on an adequate, up-to-date and relevant evidence base. In addition, paragraph 73 of the NPPF requires that:</p> <p>"Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessment should identify specific needs and quantitative deficits or surpluses of open space, sports and recreational facilities in the local area."</p> <p>Paragraph 175 of the NPPF states: "Where practical, Community Infrastructure Levy charges should be worked up and tested alongside the Local Plan."</p> <p>Sport England advocates that new developments should contribute to the sporting and recreational needs of the locality made necessary by their development.</p> <p>Sport England is not aware of a robust evidence base for playing pitches and indoor sports facilities for Croydon. It is not clear how this lack of evidence base has been/will be taken into account to develop this document and the IDP.</p> <p>Sport England would be happy to provide further advice on how local authorities can strategically plan for sports facilities. There are a number of tools and guidance documents available, which can be found on Sport England's website.</p>	The Council should produce a robust evidence base for playing pitches and indoor sports facilities for Croydon.	Change	The Council is producing a Indoor Sports Facilities Assessment and Strategy. It is also producing an Outdoor Sports Facilities Assessment and Playing
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0092/02/023/Non-specific/O	<i>Riddlesdown Residents Associatio</i>	Object	<p>The RRA are also concerned about the proposed Local Plan which has been included in three large documents and has mostly had to be viewed on line. We understand hard copies of the documents have not been readily available until the last week of the consultation period. This quite frankly is disgraceful and it must surely call into question the validity of the consultation. We wonder if this is something the Secretary of State for Communities and Local Government ought to be made aware of, prior to the Council adopting the Plan? In view of this, why don't the Council extend the consultation for another 6 weeks i.e. until 29 January 2016?</p>	No change	The Local Plan documents were available in hard copies at the borough's libraries, Access Croydon and at the consultation events.
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0115/02/019//C	Mr Bob Sleeman	Comment	<p>The document, like the previous UDP, is very impenetrable to many residents. The timescale to respond has not allowed for significant consultation or public meetings. It is difficult to identify policy details in this set of documents</p> <p>It is difficult to understand the implication of one set of policies against another, particularly where planning relates to districts outside the central area but there is a buffer zone adjacent to the central area where different policies will be implemented.</p> <p>The exercise has given us little confidence that residents will be able to make representation through their elected councillors and therefore we have been effectively disenfranchised from the process.</p>	Change	<p>Changes will be made to the introduction to the document to make it more user friendly including a guide to which policies might apply if you were applying for different types of planning permission.</p>
0115/03/001//C	Mr Bob Sleeman		<p>Call for a review including increased weighting for needs for transport, education and health facilities for all sites suitable for 15 + gypsy and traveller pitches with site area greater than 4.0:</p> <p>15: Kent Gateway Lane ,Featherbed Lane,Selsdon,CR0</p> <p>536: Land of former Croydon Airport runway- south of Imperial Way,Purley Way,Waddon,CR0 4RR</p> <p>553: By Pavilion, Playing Fields,Purley Way, Waddon,</p> <p>632: Land south of Threehalfpenny Woods, Kent Gate Way, Bridle Way, Addington, CR0 5AH</p> <p>635: Land adjoining Kent Gateway East of Addington Village Roundabout ,Kent Gateway, Lodge Lane,Addington,CR0 5AR</p> <p>636: Land west of Timebridge Community Centre, Lodge Lane,Elmside, Addington CR00QA</p> <p>651:Land south of Heathfield,Riesco Drive, Selsdon, CR0 5RS</p> <p>661: Coombe Lodge Nursery (Central Nursery), Conduit Lane ,Coombe Road, South Croydon, CR0 5RQ</p>	No change	<p>The evidence will not be amended with regards to weighting of particular categories. The weighting was subject to stakeholder consultation whilst preparing the Local Plan and was determined to be the most appropriate for meeting the needs of Gypsy and Travellers living in Croydon.</p>
0203/03/042/Non-specific/C	<p>Mr Charles King</p> <p><i>East Coulsdon Residents' Associat</i></p>	Comment	<p>Public Transport Rail : Coulsdon generally has good train links, with three stations Coulsdon South, Coulsdon Town and Woodmansterne. Linking Coulsdon to Croydon, London, Redhill and Gatwick. Unfortunately from December 2015 GTRailway has reduced the off-peak service from 7 trains per hour to 6 trains per hour and diverted one service from London Bridge to Blackfriars adding 15minutes to the journey time to Central London.</p>	No change	<p>Public transport management is not a planning consideration and is not a subject of this consultation.</p>

0203/03/002/Non-specific/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	Education Not only is it important that Croydon has good primary and secondary schools it is important that Croydon College and Coulsdon Sixth Form College are fully funded together with the Calat centres.	Not Duly Made	funding issues are not a subject of this consultation
0203/03/065/Non-specific/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	CIL and 106 Monies from developments in the town centre and on the Cane Hill site should be used to improve local infrastructure in Coulsdon town centre and on improvements that benefit the local community.	No change	The Community Infrastructure Levy is assigned at a borough level but up to 15% may be spent on projects in specific Places that are not infrastructure related. This money will be dividing equally amongst the 16 Places. S.106 funding will usually have to be spent in the area local to the development depending on the precise wording of each individual s.106 agreement.
1324/03/002/Non-specific/S	Katharine Harrison <i>Surrey County Council</i>	Support	We are pleased to note that the supporting evidence indicates that the potential additional education need likely to be generated by the planned new housing development will be met within the borough. We would like to continue to be consulted as the Croydon Local Plan progresses to seek to ensure that new development does not impact on education provision for Surrey. We therefore would anticipate future engagement with you to ensure that any potential cross-boundary pressure on Surrey schools is appropriately mitigated and that strategic education infrastructure needs are met in accordance with the statutory Duty to Cooperate.	Welcome support	

1610/02/015/Non-specific/C

Mr Sean Creighton

*Norbury Residents Association Joi*

Comment

Soundness - Justified

34.As AECOM suggests that 'it is worthwhile considering the implications of development within areas of existing multiple deprivation (as defined by the Index of Multiple Deprivation)' what steps are being taken to do this?

35. As AECOM points out that although 'Development in an area of relative deprivation is assumed to be a positive step given that it can lead to developer funding being made available for targeted local schemes/initiatives', 'it is difficult to draw strong conclusions.' What proposals are there for ensuring that future developer schemes will possibly address social exclusion and increase equality?

36.As AECOM states that 'No data exists to inform the appraisal of housing site options in terms of contribution to housing objectives', how do the officers propose to assess each application for housing development?

38.In order to rectify AECOM's view that the lack of data showing the location of existing schools 'is a notable evidence gap', can this be made public and submitted with the Cabinet in the report of the outcome on the Local Plan consultation?

39.Given that AECOM considers that 'whilst the Index of Multiple Deprivation does identify areas of education and skills deprivation, this data is not considered suitably reliable', are there any other data sources that will help improve the understanding of such deprivation, which can be submitted to the Cabinet in the report on the outcome of the Local Plan consultation?

40. Given that AECOM states that '(l)imited data is available to inform the appraisal of site options' and that '(i)deally, data would be available to show the location of sports and recreational facilities', can such data be published and included in the report to the Cabinet reporting the results on the Local Plan consultation?

No change

The need for homes across the borough is high so no further work has been undertaken on this matter. What is key is that the supporting infrastructure is provided and for this the Council has introduced its Community Infrastructure Levy and identified sites for health and education in the Local Plan.

1610/02/012/Non-specific/C

Mr Sean Creighton

*Norbury Residents Association Joi*

Comment

Soundness - Effective

AECOM 1 (p. 8-10) notes that a strong development management and monitoring role is needed in respect of:

- ensuring that opportunities to develop Neighbourhood Centres as 'community hubs' are fully realised
- ensuring the introduction of low carbon energy infrastructure
- the protection of urban green space (including garden land) and support the Green Grid
- achieving 'positive effects on the biodiversity baseline'
- avoiding and mitigating noise
- ensuring that design measures avoid/mitigate negative effects and result in new development that reinforces existing historic built character where possible
- 'to ensure that archaeological assets are given due consideration'

22. Given the increasing staff cuts the Council will have to make how will it be able to ensure that development management monitoring will ensure positive effects can be achieved?

23. How many planning staff are currently involved in this type of monitoring and how many staff vacancies for it are frozen?

No change

The comment is noted and the recommendations of the Sustainability Appraisal have and will continue to be taken into account in the emerging Local Plan.

1610/02/007/Non-specific/C	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>	Comment	Soundness - Effective	<p>Planning Application Processes</p> <p>13. Why is there no policy proposal on the planning application process with a view to only validating applications if the documentation provided includes details of discussions with immediate neighbours, the provision of site location maps, design and access statements, and full drawings with clear measurements to ensure that neighbours and others can better understand what is being proposed?</p> <p>Planning Enforcement</p> <p>14. Why is there no discussion on planning enforcement making it clear that the Council will take enforcement action where unauthorised building works are or have been carried out so that the work is undone before an application to regularise what the applicant plans can be validated?</p> <p>15. How many planning enforcement officers are currently in post and how many frozen vacancies are there?</p> <p>16. How many enforcement notices are outstanding? How old is the longest of these? How many enforcement notices were issued in each financial or calendar year between 2008 and 2014? How many enforcement notices have been issued so far in 2015? Are similar statistics available for the actual number enforcement notices acted upon and complied with?</p>	No change	<p>Validation requirements are set separately and are not included in the Local Plan. The Local Plan sets out what an applicant needs to demonstrate in order to have a development that is in accord with the Local Plan. It does not stipulate how a developer should necessarily demonstrate this.</p> <p>Planning enforcement is not a matter for the Local Plan.</p>
1610/01/001/Non-specific/C	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>	Comment		<p>What people like about Norbury:</p> <ul style="list-style-type: none"> <li>- It is not overdeveloped. There is a good mix of shops and houses</li> <li>- It is quite in the side streets away from the High St with nice gardens and trees</li> <li>- There is a diverse mix of people</li> <li>- It is convenient and accessible</li> <li>- There are trees and open spaces</li> <li>- Pollards Hill is a place of peace and near rural civility</li> </ul>	No change	<p>The comment is noted. Many of these aspects of Norbury are picked up by the Borough Character</p>

1610/01/002/Non-specific/C	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>	Comment	<p>What people dislike about Norbury:</p> <p>It is unkempt and feels uncared for  There is too much litter and drink cans everywhere which has been aggravated by the hours of sale of alcohol  Fly tipping  The streets are covered in phlegm and chewing gum  Not enough shops selling fresh produce: meat, fish, baker, etc  The food shops spilling out onto the pavement  Restaurants polluting the street air with smoke  Restaurants that do not serve alcohol with meals  Too many cheap eateries  Traffic congestion and fumes  Not enough buses  Street drinking  Lack of flowers and trees</p>	No change	<p>Many of the points raised in this comment cannot be addressed by the planning system. Those that can (food shops and their appearance on the street scene and number of restaurants) are addressed already through the draft policies of the Croydon Local Plan: Detailed Policies and Proposals, in particular policies on shop fronts, design and character, and land use in District Centres.</p>	
1700/01/003/Non-specific/O	A P Goodall	Object	<p>I feel strongly how Croydon Council deals with this issue in that it seeks to do so without proper consultation with the council tax payers who, in effect, pay for all these ideas. Publicity of this issue does not appear in any of the emails about Croydon I receive from the Council. Why should this be, to ensure greater secrecy.</p>	Greater publicity should be given to the consultation on the Local Plan.	Change	<p>Consideration will be given as to how the Local Plan can be publicised through the Council's existing communication methods.</p>

I am writing to you because I am really worried that our MP Gavin Barwell is trying to rally support against new development in the borough.

I have had correspondence with Gavin Barwell regarding housing before & his lack of action to accelerate home building in the borough is disappointing, for him to go further still and resist it is deeply regrettable.

I'd love to assume we're all agreed London & the south-East badly needs far more housing than is currently planned, not less. However, people have different views so I should briefly express mine here.

People want to live in London & the South-East due to the availability of work which is in turn driven by the productivity of central London - many people trading their skills in close geographical proximity to one another & those services being sold to a global market.

Housing supply needs to respond to this and I welcome the extra council tax revenues that new residences can provide. The development in central Croydon is very welcome, but even there my curiosity asks why other buildings couldn't match the height of Saffron House.

So why do we I believe we need more housing? because when house prices and rents are high it leads to wealthy land & property owners reaping the benefits of the productivity & hard-work done by normal families. It also leads to higher housing benefit bills & administration costs that in turn increase the tax burden on, yes, hard working families.

One symptom of this is all the talk surrounding 'affordable housing.' In my opinion the majority of housing should be affordable.

So why am I writing to you? Because Gavin Barwell's email is bound to lead to people from the 'I'm alright Jack' generation largely comprising of baby-boomers writing to you to resist the plans. Also we know that Conservatives garner much support from older people that may have more time to write to you & oppose plans, than let's say younger people that may be too busy working hard to find the time.

Please can you outline what measures are in place to safeguard against the 'picture of public opinion' being distorted by this, with regards to decisions on what development should be allowe

1812/01/002/Non-specific/O	Grahame Lamb	Object	<p>I wish to notify you of my objections to some of the Council's proposals in the Croydon Local Plan, which has recently been brought to my attention. As I understand from Gavin Barwell MP (Croydon Central) there are plans to build three gypsy/traveller camps in the Green Belt (eg Coombe Farm), and to allow large housing developments on some of our precious green spaces. Once gone these are gone forever. The character of parts of the Borough could be dramatically changed for the worse and this might discourage people from living, working, shopping and investing in the area. Whilst I acknowledge that there is a need for more accommodation in Croydon it is preferable to utilise effectively those brownfield sites which I am given to understand do exist in the area. More brownfield sites might become available in the future and I should like to think that the Council is establishing and/or maintaining and updating a list of suitable locations.</p>	<p>Whilst I acknowledge that there is a need for more accommodation in Croydon it is preferable to utilise effectively those brownfield sites which I am given to understand do exist in the area. More brownfield sites might become available in the future and I should like to think that the Council is establishing and/or maintaining and updating a list of suitable locations</p>	No change	<p>The Local Plan protects important green spaces across the borough including designating many Local Green Spaces which will have the same level of protection as Metropolitan Green Belt. The Local Plan also focussed development on to previously developed land across Croydon. However, there is insufficient land in the borough to meet all of the housing need and so the Local Plan is planning for a shortfall which will need to be met by other local authorities in London and the south east.</p>
1842/01/002/Non-specific/O	Katy Littler	Object	<p>After reading the proposal I strongly object to the building of houses on green belt land. Not only will it change the way that my family and I enjoy open spaces, but as a teacher knowing how stretched the current education system is, I imagine that your plans will put totally unnecessary pressure on local schools. I could not see any plans for any infrastructure development along side your proposal. Surely, you need to consider the opinions of local people? I live in Tanglewood Close and have not been informed of these plans. Luckily we have a strong sense of community, and have been informed by local M.P's.</p>	No change	<p>The objection does not refer to any specific site and so cannot be considered further. Public consultation has been undertaken in order to obtain the view's of residents and members of the public.</p>	
1898/01/001/Non-specific/O	Mr Douglas Houghton	Object	<p>I would like to register my disapproval at any plans to build on, or develop on any green spaces in the Croydon area. I feel that there are enough undeveloped brownfield sites available.</p>	No change	<p>The Local Plan protects important green spaces across the borough including designating many Local Green Spaces which will have the same level of protection as Metropolitan Green Belt. The Local Plan also focussed development on to previously developed land across Croydon. However, there is insufficient land in the borough to meet all of the housing need and so the Local Plan is planning for a shortfall which will need to be met by other local authorities in London and the south east.</p>	

1926/01/057/Non-specific/C	Councillor Luke Clancy	Comment	Legal Compliance	The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.	Change	The Proposed Submission draft will be accompanied by a draft Policies Map which should be clearer. In addition the draft will include in the introduction an improved guide on how to use the plan and which policies would apply for different types of development to make it easier to use. It is noted that the Preferred and Alternative Options draft did include a table which showed what type of changes to designations were being made in each Place.
1926/01/002/Non-specific/O	Councillor Luke Clancy	Object	Legal Compliance	Let me first say a number of residents have contacted me to say it is disgraceful that Croydon Council appear to have allowed so little time for consultations, particularly given the time of year, and publicised the process in such a desultory fashion.	No change	The Council will consider whether the advance communication regarding future consultations can be improved upon.
1926/01/054/Non-specific/C	Councillor Luke Clancy	Comment	Legal Compliance	It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.	Change	It is desirable that Members of the Council from across the borough be involved in its preparation prior to publication of each draft of the Local Plan.

2062/01/057/Non-specific/C	Councillor Jason Perry  <i>London Borough of Croydon</i>	Comment	Legal Compliance	<p>The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.</p>	Change	<p>The Proposed Submission draft will be accompanied by a draft Policies Map which should be clearer. In addition the draft will include in the introduction an improved guide on how to use the plan and which policies would apply for different types of development to make it easier to use. It is noted that the Preferred and Alternative Options draft did include a table which showed what type of changes to designations were being made in each Place.</p>
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2062/01/054/Non-specific/C	Councillor Jason Perry  <i>London Borough of Croydon</i>	Comment	Legal Compliance	<p>It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.</p>	Change	<p>It is desirable that Members of the Council from across the borough be involved in its preparation prior to publication of each draft of the Local Plan.</p>
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2071/01/057/Non-specific/C	Councillor Mario Creatura  <i>London Borough of Croydon</i>	Comment	Legal Compliance	The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.	Change	The Proposed Submission draft will be accompanied by a draft Policies Map which should be clearer. In addition the draft will include in the introduction an improved guide on how to use the plan and which policies would apply for different types of development to make it easier to use. It is noted that the Preferred and Alternative Options draft did include a table which showed what type of changes to designations were being made in each Place.
2071/01/054/Non-specific/C	Councillor Mario Creatura  <i>London Borough of Croydon</i>	Comment	Legal Compliance	It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.	Change	It is desirable that Members of the Council from across the borough be involved in its preparation prior to publication of each draft of the Local Plan.
2168/01/002/Non-specific/S	Mr Duncan Clarke  <i>London Borough of Sutton</i>	Support		The London Borough of Sutton is generally supportive of the aims and preferred policies within both documents.	Welcome support	
2199/01/001/Non-specific/O	August & Wendy Kolster	Object		1.Loss of greenbelt, green spaces, parks, gardens, etc. (Policy DM2 – page 18, Policy DM28 – pages 115-116, Policy DM40.1 – page 166)  We believe that having ample green spaces is essential for a good quality of life. As such we feel that it is inappropriate to use the already limited existing green spaces for housing, retail, etc. If anything, in some instances new green spaces should probably be created whenever old buildings are pulled down!	No change	The Local Plan protects important green spaces across the borough including designating many Local Green Spaces which will have the same level of protection as Metropolitan Green Belt. The Local Plan also focussed development on to previously developed land across Croydon. However, there is insufficient land in the borough to meet all of the housing need and so the Local Plan is planning for a shortfall which will need to be met by other local authorities in London and the south east.

2221/01/003/Non-specific/C

Mr Derek Maynard

Comment

*Hartley and District Residents Ass*

HADRA's more general representations also relate to a more macro view of the overall Draft Plan. Following some analysis of the contents of the Draft CLP, we conclude that there is a major mis-match between the overall body of the documentation and the deliverability of the headline targets for 31,756 new homes to 2036, which criticism I justify with further comments below. At, say, 3 people per home average, this equates to a population expansion of 96,000 in the Borough by 2036, of which 21,000 homes and 65,000 people are to be absorbed into the suburban parts of the Borough, chiefly in the South. Given that Croydon, as already the most populous Borough in Greater London, comprising 370,000 inhabitants [with relatively little fallow (white) land left to exploit], we contend that absorbing a further 96,000 people over 20 years (+ 25%) is not realistically deliverable based on the approach outlined in the Draft CLP

From the aggregated Site Opportunities set out in the Draft Plan, assuming they can all be fully exploited for housing development they are substantially inadequate to achieve the provision of more than a modest fraction of the land needed to build 21,000 new homes. Even optimistically assuming, as well, that bounteous and abundant number of sizeable and well located "Windfall Sites" can be identified and quickly secured by private developer partners, year after year, we do not believe that the Council will be able to deliver anything like 1,000 plus homes year on year, outside the COA. The Council need to re-visit this aspect of the draft CLP.

So, in terms of creating the necessary scale of land availability within the Borough boundaries, for such a large additional population and number of new homes, realistically, this target level will not be achievable by the approach the Council envisages, even over a period of 20 years. Only by applying for extensive statutory compulsory purchase powers, Government/GLA primary funding and corresponding private sector partnerships can such targets be attained. Furthermore, we contend that achievement of the full ambitions of Croydon's programmes will have to be based upon fully identified and approved land clearance programmes of existing housing stock for just the housing accommodation element alone.

No change

The average household size is approximately 2.1 people per household so the overall expected growth in population would be substantially less than suggested by this representation. In addition the Local Plan envisages that growth be distributed across the borough and not (with the exception of the Croydon Opportunity Area in particular as well as along the Purley Way and in Purley District Centre) in just one part of the borough.

The representor is correct in suggesting that the Local Plan on its own will not and cannot deliver 31,750 new homes. However it is one part of the complex jigsaw that is housing delivery in London. By promoting sustainable growth in Croydon it may attract developers (small, medium and large) to Croydon to work with the Council to help address some of the housing need that exists in the borough and to sustain the current high building rates that are currently to be seen in Croydon.

2221/01/004/Non-specific/C	Mr Derek Maynard <i>Hartley and District Residents Ass</i>	Comment	<p>As a sense of scale scenario and for the sake of simplicity [disregarding the level of public opposition that would ensue and the many inevitable legal processes], if the target of 21,000 homes outside the COA is viewed as a high density housing roll-out solution (Hong Kong and East European style), then take a typical standard 16 storey tower block with 10 homes per floor, providing 160 homes. Dividing 21,000 homes by 160 homes/block equates to 130 blocks across the Borough. Concentrating these mainly around "public transport hubs" like your key targets of Purley, Coulsdon, Waddon and Broad Green, conceivably just in physical terms 10 blocks could be realistically developed. Possibly, some low density and open land around Shirley could take 10 more. Thus, 15% can be allocated; providing 20 blocks x 160 units = 3,200 new homes. Thus, locating and assembling a further 110 sites for more blocks could not be achieved by just encouraging private sector development companies with "friendly" planning consents, even with 15 to 20 years to accomplish the task.</p> <p>Take in the complications of adding 25% plus capacity to schools, healthcare, social care, leisure, car parking etc on top of the tower blocks, the task requires some miraculous solutions to be found. A letter to Father Christmas might be worth a try.</p>	No change	<p>Croydon currently achieves in excess of 1,500 new homes a year, mostly in the form of small blocks of flats outside of the Croydon Opportunity Area and some taller blocks within the Opportunity Area. The Local Plan seeks to promote this sustainable form of development but at the same time encourage more and higher quality private amenity space within flatted developments coupled with more larger units to make them attractive for families. There is significant potential for growth within the existing character of residential areas of Croydon without the need to promote very tall buildings outside of a few specific locations identified in the Local Plan.</p>
2221/01/005/Non-specific/S	Mr Derek Maynard <i>Hartley and District Residents Ass</i>	Support	<p>The desires to retain and enhance the character, heritage and beautiful valley surroundings are well and comfortingly expressed in the body of the Draft Plan and are worthy of full support.</p>	Welcome support	
2221/01/006/Non-specific/C	Mr Derek Maynard <i>Hartley and District Residents Ass</i>	Comment	<p>The desires to retain and enhance the character, heritage and beautiful valley surroundings are well and comfortingly expressed in the body of the Draft Plan and are worthy of full support. If the high rise roll out approach is to be a small element within the programme for new homes, then a mixture of medium and lower density developments will require hundreds of decent sized sites to be assembled and mainly by the private sector, attracted only by the chance to create high value homes to achieve reasonable profits. In our opinion, this is not a realistically deliverable scenario.</p>	No change	<p>This describes the pattern of development that exists in Croydon and which the Local Plan wishes to promote and further enable (coupled with higher quality private amenity space and more larger units to make these developments more attractive to families).</p>

2221/01/007/Non-specific/C	Mr Derek Maynard <i>Hartley and District Residents Ass</i>	Comment	Finally, HADRA believes the Draft Plan is also unrealistically deficient in recognising the high impact of extra motor vehicles (say 1 vehicle per home on average) on road capacity and both residential and Town/Local Centre convenience off and on-street parking. The Council has a primary duty to have proposals and solutions to both recognise and pro-actively cater for this level of impact, whether the population grows only by 5% (naturally) or 25% (by design), but these key elements are seriously lacking within the current Draft on Transport & Communication.		No change	The Local Plan has the support of Transport for London who say that the scale of growth envisaged by the Plan is unlikely to create significant issues and a borough level on the road network. At a local level this matter is addressed by proposed policies DM27 and DM28. An amendment is being made to Policy DM28 to cover matters arising if a reduced amount of car parking is proposed such that an increased amount of car club parking must be provided in compensation.
2325/01/001/Non-specific/O	Miss Kirsty Pearce <i>New Addington Path Finders</i>	Object	<p>Response to question 2 on rep sheet - How is a member of public supposed to answer this if we cannot take the documents home to peruse at leisure.</p> <p>Question 2.3 - I would like to provide my honest feedback on yourselves when your strategic plans reflect fairly and clearly what we are all consulting on.</p> <p>Question 3 - I appreciate that this is a "strategic overview" for plans for the whole borough, but I am more interesting in the area which I own my property. The information on the plans omits many of the details already brought to the table by the Council's Regeneration Team. How can we be asked to consult on your plans when they are clearly incorrect. You could perhaps revisit us again at the end of your roadshow so residents can provide their views on fairer, more complete and detailed plans.</p>		Change	The Council will ensure that there are better linkages between its Regeneration service and its Spatial Planning service prior to the publication of the Proposed Submission version of the Local Plan to ensure that similar issues around differences in what has been consulted upon do not arise.
2329/01/001/Non-specific/C	Mr & Mrs Gunn	Comment	Traffic Congestion	None	No change	This comment is not detailed enough for any changes to be made.

2448/01/057/Non-specific/C	Andy Stranack  Croydon Council	Comment	Legal Compliance	The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.	Change	The Proposed Submission draft will be accompanied by a draft Policies Map which should be clearer. In addition the draft will include in the introduction an improved guide on how to use the plan and which policies would apply for different types of development to make it easier to use. It is noted that the Preferred and Alternative Options draft did include a table which showed what type of changes to designations were being made in each Place.	
2448/01/054/Non-specific/C	Andy Stranack  Croydon Council	Comment	Legal Compliance	It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.	Change	It is desirable that Members of the Council from across the borough be involved in its preparation prior to publication of each draft of the Local Plan.	
2453/01/005/Non-specific/C	Mr. A.W. Greenfield	Comment		I recommend that consultation documents of such importance are given much wider publicity.	Greater publicity should be given to the consultation on the Croydon Local Plan.	No change	The Council advertised the Local Plan via social media, a press release and writing or e-mailing every person and organisation on our Local Plan consultee list. Site notices were also put up around each preferred proposal site to help raise awareness of the Local Plan. There is a limited budget for the Local Plan and publicity for it but the Council will continue to use cost effective methods of communication to publicise the emerging Local Plan.

2576/01/002/Non-specific/O

Sally Kibble

Object

I write to express my dismay that you are contemplating a site adjacent to my home for a permanent site for Travellers.

No change

The representation does not specify any particular site or policy and therefore no further consideration can be given to it.

My first two objections are as follows. In researching for this email, I came across the cost of £3000 per week in 2012 for clearing up after Travellers. This cost will, no doubt, exceed this figure, as we enter 2016. I visit my Health Club on Hannibal Way, off Stafford Road, Sutton where there are often approximately 6 Travellers vans parked and the area quickly becomes disgusting. Quite apart from the aesthetics of the area, it is a health hazard.

Secondly, please could you clarify why the proposed site has been chosen? Far from the description of 'wasteland' as I have heard it called, the area is frequented by many Croydon citizens, especially in good weather and is an area of outstanding beauty of which Croydon should be proud and, at all costs, wish to retain.

I hope these points will be considered seriously and thank you, in advance

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2625/01/001/Non-specific/O

Phil Alexander

Crystal Palace Football Club

Object

Soundness - Effective

The purpose of this representation is to request a policy promoting Crystal Palace Football Club and the continued presence and future redevelopment of its stadium and associated facilities at Selhurst Park. The inclusion of such a policy in support of the Club is appropriate in order to safeguard the continued presence of the Club in the borough, enable and support future development plans in relation to the stadium, and acknowledge the positive impact that the Club has, and will continue to have, on local people.

Crystal Palace Football Club has a major role in promoting Croydon on a national and international scale. It is a significant employer (directly employing 1,080 people). Over 25k fans attend 19 games every season, on average spending £10 per head in the area outside the stadium (a total of £4.75m) over a season. 50k away fans visit the stadium every year making it Croydon's biggest tourist attractions.

The Club runs a number of community schemes in the area through the Crystal Palace Football Club Foundation.

The Club supports the existing Policy RO16 in the Replacement Unitary Development Plan.

The Club is now fully committed to building a new stadium and associated facilities at Selhurst Park. Given the Club's strong commitment to its continuing presence and improvement at Selhurst Park the existing Policy RO16 is now out-of-date and a new policy ought to acknowledge, protect and support the Club's redevelopment plans in the Borough.

We request that the following policy is included in the Local Plan:

"The Council supports the role of Crystal Palace Football Club as a renowned football club and business that makes a significant contribution to the Borough. The presence of the Club in the Borough has a positive impact on the Borough, bringing many direct and indirect social, employment, educational, health, economic and cultural benefits. The Council is supportive of the presence of the presence of the Club's stadium at Selhurst Park and recognises the great benefits that the stadium brings to the Borough. Future expansion or development plans put forward by the Club to enable the improvement of existing facilities and/or construction of a new stadium at Selhurst Park and associated facilities and infrastructure that would support any such expansion or redevelopment will be supported by the Council, subject to national and local policy and guidance. The Council will also seek to resist any neighbouring development that would prejudice the existing facilities or potential redevelopment of Selhurst Park."

We request that the following reasoned justification accompanies this policy:

"The presence of Crystal Palace Football Club within the Borough is an historic and important one. The Club brings many direct and indirect benefits to the Borough. The Council recognises that in order to maintain the Club's continued and improved success it is necessary to ensure that the facilities at Selhurst Park and supporting infrastructure are of an appropriately modern standard required of a Premiership/Championship Football Club and are of a level which would also support the prospect of Crystal Palace Football Club regularly competing in European Club level competitions. The Council considers that its support for the improvement of the facilities at Selhurst Park Stadium to support the continued success of Crystal Palace Football Club are consistent with the Council's wider regeneration aspirations for the Borough as a whole and South Norwood in particular."

Change

An additional policy will be included in the Community Facilities section of the Plan which will say:

"The Council will continue to support Selhurst Park as the home stadium of Crystal Palace Football Club and ensure that any redevelopment would enhance the club's position with a football stadium which makes a significant contribution to the Borough."

2635/01/028/Non-specific/C	Paul Sandford  <i>Bourne Society</i>	I support the idea of an Enterprise Centre (Ref p102, detailed policies) : However, The map shown at the drop-in presentation in Purley shows this notional development at the location of the new fire station currently being completed, with no adjacent free sites except the possibility that Fitness First might be the site that planners have in mind. Officials at the 8th Dec 2015 presentation stated that no specific site was in mind, only the concept. Therefore it should not have been put on the map, nor referred to as being sited between Brighton Road and Downlands Road.	No change	An enterprise centre for Purley is included in the Local Plan either on site 30 or site 495.
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2635/01/048/Non-specific/O	Paul Sandford  <i>Bourne Society</i>	Object	Legal Compliance	<p>It is regrettable that this version of the Local Plan apparently was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.</p> <p>The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'.</p> <p>Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.</p>	Change	The Proposed Submission draft will be accompanied by a draft Policies Map which should be clearer. In addition the draft will include in the introduction an improved guide on how to use the plan and which policies would apply for different types of development to make it easier to use. It is noted that the Preferred and Alternative Options draft did include a table which showed what type of changes to designations were being made in each Place.
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2635/01/025/Non-specific/C	Paul Sandford  <i>Bourne Society</i>			A further policy should be added to enhance and mark the entrance into the borough along the main A23 and A22 corridors	No change	The A23 and A22 are part of the Transport for London Road Network, therefore the entry points to the borough on these roads are not under Croydon's control. However, other entry points on borough roads will be enhanced in line with other area wide public realm improvements throughout the borough as appropriate. This will not form part of the Local Plan.
2669/01/002/Non-specific/C	Mrs Jean Brooks	Comment	Legal Compliance	As we do not have a computer I do think it would have been a courtesy to inform residents concerned in writing.	No change	We wrote to all residents registered on our consultation database to inform them of the consultation. The Spatial Planning team does not have sufficient budget to write to all residents of the borough.
2694/01/002/Non-specific/O	Mr Bernard Mickelburgh	Object		Objects to the contents of the plan.	No change	Objections are not substantiated in planning terms.
2725/02/004/Non-specific/O	Carol Munns	Object		Lastly and possibly most important is the fact that I had to find out this information from my local MP and not the council who should have advised via letter/flyer every resident of Forestdale of the Council's proposed actions. Yet another example of a Public Body not being open and honest. Hoping to sneak these changes through the back door were we? Mind you some members of the Council probably don't have a clue what's happening as they're too occupied watching football or playing games on their ipads.	No change	We wrote to all residents registered on our consultation database to inform them of the consultation. The Spatial Planning team does not have sufficient budget to write to all residents of the borough.
2734/01/002/Non-specific/C	Mr Christopher Jordan	Comment		I have downloaded your consultation proposals and find them wordy, obfuscating and unclear - I feel the taxpayers of Croydon, whom you purport to serve, would be more alarmed had they the time and energy to wade through this unwieldy document. If you had provided a map showing current green belt areas to be de-designated and other proposed changes in a clear manner, I would have more confidence in the consultation process. As it stands, it feels like an attempt to sweep proposals under the carpet and introduce measures through the 'back door'.	Change	The Proposed Submission draft will be accompanied by a draft Policies Map which should be clearer. In addition the draft will include in the introduction an improved guide on how to use the plan and which policies would apply for different types of development to make it easier to use. It is noted that the Preferred and Alternative Options draft did include a table which showed what type of changes to designations were being made in each Place.

2735/01/007/Non-specific/O	Mr Eric Green	Object		<p>So obvious it should not need to be enumerated. What does the Council propose to do to improve the existing infrastructure. Also, our GP surgeries are bursting, schools, elderly care, transport links, numerous ancillary services are not able to cope with demand as the situation stands at present.</p> <p>Croydon has degenerated into what has become an undesirable mess, better avoided than embraced.. Why can greater effort not be put into making Croydon a place to take pride in once again and give us the opportunity to shale off the "oh no, not Croydon" syndrome! Let us build to restore Croyson and be proud of its heritage, rather than destroying what precious little is left in all too few remaining 'nice spots'?</p>	No change	The objection has not been substantiated in planning terms and therefore cannot be considered as part of the Local Plan.
2775/01/002/Non-specific/O	<p>Cllr Tim Pollard <i>London Borough of Croydon</i></p>	Object	Legal Compliance	<p>Until the last few days of the consultation most members and the public have been required to work from PDF copies of the documents. The three paper documents referred to above break down into over 40 individual PDFs with confusing names and which must be individually downloaded. It is almost impossible to work with these documents.</p>	Change	<p>The limitations of the Council's website and the cost of producing a draft Policies Map meant that the only way that the documents could be displayed was as individual downloads. A full draft Policies Map will be produced for the Proposed Submission publication draft of the Local Plan which will be easier to use than multiple downloads.</p>
2775/01/004/Non-specific/O	<p>Cllr Tim Pollard <i>London Borough of Croydon</i></p>	Object	Legal Compliance	<p>In at least one of the libraries (Shirley) there was no paper copy available for the public to inspect until the last few days of the consultation. Given that it is proposed in this plan that the character of Shirley is to be most changed, this is deeply unacceptable and calls into question the validity of the whole consultation and the soundness of the process.</p>	Change	<p>An officer of the Spatial Planning service went to Shirley Library with a copy of the Local Plan documents when this issue was raised and it transpired that the Library did have copies but were not aware of what they were or their significance. In future, to avoid this situation arising again, they will be delivered to the libraries in person rather than by courier so that an officer can explain what they on delivery.</p>

2775/01/057/Non-specific/C	Cllr Tim Pollard  <i>London Borough of Croydon</i>	Comment	Legal Compliance	The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.	Change	The Proposed Submission draft will be accompanied by a draft Policies Map which should be clearer. In addition the draft will include in the introduction an improved guide on how to use the plan and which policies would apply for different types of development to make it easier to use. It is noted that the Preferred and Alternative Options draft did include a table which showed what type of changes to designations were being made in each Place.
2775/01/054/Non-specific/C	Cllr Tim Pollard  <i>London Borough of Croydon</i>	Comment	Legal Compliance	It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.	Change	It is desirable that Members of the Council from across the borough be involved in its preparation prior to publication of each draft of the Local Plan.
2776/01/006/Non-specific/O	Cllr Helen Pollard  <i>London Borough of Croydon</i>	Object	Soundness - Effective	The plan should make reference to how the borough will meet the demands, in terms of schools, infrastructure etc, to meet the needs of the big increase in population in Croydon.	No change	The Croydon Local Plan: Strategic Policies-Partial Review, in paragraph 5.31 refers to the Infrastructure Delivery Plan which provides the evidence of needs for additional infrastructure including schools.

2776/01/057/Non-specific/C	Cllr Helen Pollard  <i>London Borough of Croydon</i>	Comment	Legal Compliance	The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.	Change	The Proposed Submission draft will be accompanied by a draft Policies Map which should be clearer. In addition the draft will include in the introduction an improved guide on how to use the plan and which policies would apply for different types of development to make it easier to use. It is noted that the Preferred and Alternative Options draft did include a table which showed what type of changes to designations were being made in each Place.
2776/01/054/Non-specific/C	Cllr Helen Pollard  <i>London Borough of Croydon</i>	Comment	Legal Compliance	It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.	No change	Consideration will be given to arranging cross party meetings prior to future consultation on the Local Plan.

2797/01/001/Non-specific/C

Raaxeet H Shah

Comment

*Oshwal Association of the UK*

The Oshwal community have been a part of the Croydon community for almost 50 years, acquiring our current centre on Campbell Road in 1982. We have approximately 1,400 community members residing in South London, largely in and around the Croydon area. We have a centre at 1 Campbell Road, Croydon, CR0 2SQ, known as Oshwal Mahajanwadi which was purchased in 1982 and it quickly became a focal point for our community activities. The building provides assembly halls and also houses a temple and this helps members practice the Jain religion which is the foundation of our community. As we are predominantly London based, most of our members reside in and around London. Our main centre is in Potters Bar and we have 3 community centres in Croydon, Kingsbury and Hounslow. We are largely followers of the Jain faith and the teachings of Lord Mahavir. The continuing changes in the landscape around Campbell Road has resulted in extreme scarcity of car parking facilities and this has resulted in a gradual decline in use of our current centre in Campbell Road. Many regular functions have been curtailed or scaled back as the numbers attending is also declining. We need to seek an alternative site within Croydon to create a modern purpose built facility to serve the needs of our Community. The new centre needs to have good access and good transport links, as well as adequate parking facilities. Our ideal requirement would be for a site of up to 1 acre in size. This would address our immediate needs and would provide us with the opportunity to increase our activities for our community and other communities. Our new centre would recognise the changes to the structures of our communities and would be aimed at both young and old and also become a social forum for the elderly. If Croydon Council can assist our community with sourcing a suitable site such as former council or community buildings that are no longer in use or even a green field site, we would be interested in exploring such opportunities. As a strong and united community we are confident that we could raise the necessary resources without resource to council funding. In the circumstances Oshwal Association of the UK urges Croydon Council to include in the The Croydon Local Plan a need to accommodate a community centre with appropriate planning use for the needs for our special community and its population

A suitable site for a new community centre should be allocated in the Local Plan. The new centre needs to have good access and good transport links, as well as adequate parking facilities. Our ideal requirement would be for a site of up to 1 acre in size.

No change

The Local Plan is not the best vehicle for allocating sites for specific community groups. There is an existing community facilities policy that applicants need to approach community organisations about possible community uses for sites, and proposed Policy DM18 will require marketing specifically for community uses before other development on a site with an existing community use can take place.

in Croydon.

2812/01/057/Non-specific/C	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Comment	Legal Compliance	<p>The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.</p>	Change	<p>The Proposed Submission draft will be accompanied by a draft Policies Map which should be clearer. In addition the draft will include in the introduction an improved guide on how to use the plan and which policies would apply for different types of development to make it easier to use. It is noted that the Preferred and Alternative Options draft did include a table which showed what type of changes to designations were being made in each Place.</p>
2812/01/054/Non-specific/C	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Comment	Legal Compliance	<p>It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.</p>	No change	<p>Consideration will be given to arranging cross party meetings prior to future consultation on the Local Plan.</p>
2829/01/001/Non-specific/O	Cllr Margaret Mead <i>Croydon Council</i>	Object	Soundness - Effective	<p>In relation to all the proposals in the Local Plan but more particularly the intensification of residential developments in existing built neighbourhoods, such as Forestdale, there must also be a thorough assessment of local health support needs in addition to those already mentioned earlier together with pharmacists and school places, provided by way of Section 106 or CiL money.</p>	No change	<p>A Health Impact Assessment of the Local Plan is being prepared. Alongside this the Council is working closely with the NHS in Croydon to ensure that the proposals can be supported by necessary healthcare facilities.</p>

2829/01/054/Non-specific/C	Cllr Margaret Mead  Croydon Council	Comment	Legal Compliance	It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.	No change	Consideration will be given to arranging cross party meetings prior to future consultation on the Local Plan.
2829/01/057/Non-specific/C	Cllr Margaret Mead  Croydon Council	Comment	Legal Compliance	The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.	Change	The Proposed Submission draft will be accompanied by a draft Policies Map which should be clearer. In addition the draft will include in the introduction an improved guide on how to use the plan and which policies would apply for different types of development to make it easier to use. It is noted that the Preferred and Alternative Options draft did include a table which showed what type of changes to designations were being made in each Place.
2830/01/004/Non-specific/C	Ms Valerie Humfress	Comment		<p>Consultation process</p> <p>I consider that there was insufficient publicity of the proposals and we were not notified of the consultation meetings. I only learned about it this week when my MP distributed his alarmist letter through our doors. As a Director of one of the Forestdale estates, I am surprised we were not informed. I understand that there was a notice in the Croydon Guardian but this never delivered here and I only get to see it if I happen to go shopping on a Wednesday and pick one up as they've all gone by Thursday. I would have attended a consultation meeting if I had known about it and so would some of my friends and neighbours.</p>	No change	The Council publicised the Local Plan consultation through social media, via a press notice, via site notices near all proposed development sites, and by writing to every person or organisation on our Local Plan consultee list. There is insufficient budget to write to all residents individually.

2830/01/005/Non-specific/S	Ms Valerie Humfress	Support		Overall, the Croydon Plan plan is very thorough and well thought out and will hopefully be taken forward to provide us with a good future. The emphasis on increasing the number of homes is excellent with detailed identification of possible sites for housing. This is the crisis of our times. It is also good that Metropolitan Open Land and Local Open Land will be given same protection as the Metropolitan Green Belt.	Welcome support	
2842/01/057/Non-specific/C	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Comment	Legal Compliance	The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.	Change	The Proposed Submission draft will be accompanied by a draft Policies Map which should be clearer. In addition the draft will include in the introduction an improved guide on how to use the plan and which policies would apply for different types of development to make it easier to use. It is noted that the Preferred and Alternative Options draft did include a table which showed what type of changes to designations were being made in each Place.
2842/01/054/Non-specific/C	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Comment	Legal Compliance	It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.	Change	It is desirable that Members of the Council from across the borough be involved in its preparation prior to publication of each draft of the Local Plan.

2850/01/001/Non-specific/O	Elizabeth Killick	Object		<p>I am writing to object to the plans for a permanent home for 'travellers' on Hawkhurst rd Kenley. My objections are as follows;</p> <p>&gt;the development is totally out of character for this quiet residential area with an aging population &gt;this development would have a major impact and destroy the open green spaces required for health and general well being &gt;loss of natural habitat for foxes, badgers, deer and birds &gt;too much heavy traffic on a road that is only meant to be used by residents with cars and not caravans and heavy duty vehicles</p>	Not Duly Made	The site on Hawkhurst Road Kenley has not been proposed in the draft Croydon Local Plan: Detailed Policies and Proposals as a development site, including site dedicated for Gypsies and Travellers.
2884/01/001/Non-specific/O	Mr David Brown	Object	Soundness - Justified	I had always thought that it had always been government policy and practice not to build new housing on Green Belt land unless all suitable Brownfield alternatives have been exhausted.	No change	The Croydon Local Plan seeks to meet as much of the housing need as is possible. There is insufficient previously developed land in Croydon to meet the entire need for new homes so the Council will have to ask other local authorities in London and the South East to help meet its unmet housing need.
2909/01/001/Non-specific/O	Mrs A Stagg	Object	Soundness - Justified	<p>I was most upset to hear about all the new planning in Shirley, East Croydon and Addiscombe. Are these areas going to end up looking like a concrete jungle and Fairfield Halls? Can you not leave anything alone that looks nice and are you intent to turn anything green and pleasant into an eyesore?</p> <p>Burglaries, traffic, antisocial behaviour will all go up when larger communities move in. Please do this sort of thing where you live, not others. We do not want change. You so so have it all on your doorstep.</p>	No change	The Croydon Local Plan: Detailed Policies and Proposals is planning for sustainable growth in the context of the 16 Places and it is not the intention to create concrete jungles. All Places will change to some degree, some more than others, reflecting the need to provide more homes and jobs for a growing population. There are existing Green Grid policies in the Croydon Local Plan: Strategic Policies that protect Croydon's open spaces including the Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces.
2998/01/001/Non-specific/O	Mr John Deacon	Object		I strongly object to Croydon Council's proposal to build on our green areas it will wreck the area	No change	There is insufficient detail in this objection to consider it further. The Local Plan protects green spaces across the borough.

3019/01/002/Non-specific/O	Joanna Hinkley	Object		<p>I wish to object to the proposed plans for Shirley on behalf of my household 31 Spring Park Road.</p> <p>These changes proposed I feel will impact Shirley greatly and destroy all of its character among many other things. We are constantly hearing of all of these different changes which seem endless, many of which will affect our household</p>	No change	The representation does not specify any particular document or policy and therefore this comment is considered as not duly made.
3043/01/004/Non-specific/O	Sarah Stenning	Object	Soundness - Effective	<p>The council are also "legally" converting family homes into 6 flat abodes for single men!!!! to provide social housing.</p>	No change	This does not refer to a specific policy, paragraph or other item in the Local Plan and planning applications are considered on their merits and dealt with through the planning application process.
3130/01/001/Non-specific/C	Mr Laurie King	Comment		<p>I understand the needs to provide additional housing and there are numerous unused sites around the borough, where either industrial decline has rendered the buildings and land unused for many years or where there are unused garage blocks, commercial buildings or other areas where brand new mini communities can be considered. I do not however, expect a Council to be considering radical reductions of green belt designated land just to fulfil quotas or election promises.</p> <p>I hope that you can acknowledge my objections to these proposals and take in to account the feelings of locals who live and work in these vicinities and the need to both preserve the fabric and character of the existing building areas as well as the need to conserve the green belt land that is so precious for a healthy environment for all generations, present and future.</p>	No change	There are many areas where new homes can be accommodated and in the case of smaller sites these are included within a broader allowance for 'windfall sites' (as they are too small to allocate). It is an approach embedded in the overall sustainable growth of the suburbs embodied in the draft Local Plan. However, together they will not meet the borough's housing need.

3153/01/001/Non-specific/O	Mr Gordon Winrow	Object		<p>Concerned to read on Gavin Barwell's website that the Council's Croydon Local Plan envisages building on our precious green spaces. Once gone- gone forever. I acknowledge chronic housing crisis in the Borough and more houses needed both private and social. Brownfield sites, I understand that many are available. More might become available. Need to encourage people to live/work/shop/invest in Croydon. Long-delayed re-generation now underway (eg East Croydon station, Whitgift Centre) but if Croydon not socially attractive people might go elsewhere to live and/or do their shopping etc."</p> <p>I am happy for the Council to replace under-used garages with much-needed homes, but I will be objecting to building on precious open space.</p>	No change	<p>The Local Plan protects important green spaces across the borough including designating many Local Green Spaces which will have the same level of protection as Metropolitan Green Belt. The Local Plan also focussed development on to previously developed land across Croydon. However, there is insufficient land in the borough to meet all of the housing need and so the Local Plan is planning for a shortfall which will need to be met by other local authorities in London and the south east.</p>
3162/01/026/Non-specific/O	Mr Joe Toner	Object		<p>You as local council just seem to bulldoze your ideas without due consideration for the local community as whole. One example have you ever tried to park your car in Purley Probably not!!!</p>	No change	<p>This comment does not directly refer to a part of the Local Plan. However in response the Council would refute this and the representations received during the consultation on the Croydon Local Plan have been taken into account and some subsequent changes made to the Local Plan.</p>
3169/01/001/Non-specific/C	Mr Brian Barnes	Comment	Soundness - Effective	<p>I hope that you will not put at risk any more playing fields in Croydon when we are trying to encourage more healthy people.</p> <p>This also applies to open spaces kept attractive at least where the locals try to keep rubbish to a minimum. Wild life is also essential to our health. So with so few new developments having large or any gardens let us not get rid of those we have.</p>	No change	<p>The Local Plan protects playing fields and important open spaces across the borough at the same time as meeting as much of need for new homes and associated social infrastructure as is possible. No public open spaces would be lost as a result of the Local Plan proposals.</p>

3170/01/002/Non-specific/O	Mr Darren Bryne	Object	Legal Compliance	<p>I would additionally wish to raise the following points:</p> <p>a) It is disappointing that the Council feel that it is sufficient to notify residents of such significant proposals by placing a notice on a lamp post in Verdayne Avenue. This may be deemed to be sufficient where an extension is being built on a property but it is completely inappropriate where such large scale developments are being planned. One could form an opinion that the Council does not wish to engage in meaningful debate with the residents of Croydon. It is only through the diligence and hard work of Gavin Barwell that this matter has been brought to my attention.</p> <p>b) I am a Governor at two Croydon Schools, both of which have been approached by Croydon to investigate the possibility of expanding the schools to cater for the desperate need to provide school places for children in the Borough. The lack of school places is deemed to be critical and will require significant investment in both primary and secondary schools over many years. Yet despite the severe shortage of school places the Council seems intent on building more houses and putting our infrastructure and local services under more pressure. Schools in the area are already oversubscribed and yet Croydon feels it is appropriate to designate land to provide space for over 700 houses.</p>	No change	<p>The Council wrote to or e-mailed everybody on our consultation list to inform them of the publication of the draft Local Plan documents as well as putting up site notices and putting out a press release. Our consultation list is made up of people and organisations who have requested to be informed about the Local Plan and those who have made any comments on either previous drafts of the Local Plan or the Community Infrastructure Levy Charging Schedule.</p> <p>The Council has also considered the need for school places arising from the proposals in the Local Plan and as a result has proposed sites for primary and secondary schools across the borough.</p>
3192/01/004/Non-specific/O	Mr Steve Simms	Object		<p>I strongly object to any of these new proposals to squeeze new housing on any already over crowded areas in New Addington / Croydon</p>	No change	<p>The Local Plan protects important green spaces across the borough including designating many Local Green Spaces which will have the same level of protection as Metropolitan Green Belt. The Local Plan also focussed development on to previously developed land across Croydon. However, there is insufficient land in the borough to meet all of the housing need and so the Local Plan is planning for a shortfall which will need to be met by other local authorities in London and the south east.</p>
3231/01/002/Non-specific/O	Patricia Knight	Object		<p>I wish to formally record my objection to all sections of the new Croydon Plan.</p>	No change	<p>The representation does not specify any particular document or policy and therefore this comment is considered as not duly made.</p>

3263/01/001/Non-specific/O	Shirley Tovey	Object	I agree with all your objections.	No change	We cannot respond to this comment as there is no substance as to what the representor is objecting/supporting.
3285/01/002/Non-specific/C	Valerie Kelsall	Comment	I very strongly support the objections made by Chris Philips MP regarding the ruination of our local towns and spaces, ie the proposals for Coulsdon and Purley in particular. Coulsdon town is in chaos as it is, enough is enough, you are turning it into a concrete jungle! What are you trying to do to us residents? It used to be a pleasure to live here.	No change	The representation does not specify any particular document or policy and therefore this comment is considered as not duly made.
3338/01/001/Non-specific/C	Ms Maura Keane	Comment	The consultation window was too small. I should have liked longer. Having just come out of hospital, this has only given me a day. It must have taken a while for the plans to be developed and I have a great interest. More time should have been allowed to all to give the plans justice.	No change	The Council will consider whether the advance communication regarding future consultations can be improved upon and engagement within the parameter of the Council's resources and will consider the time period of consultations.

3346/01/002/Non-specific/C

Mr Richard Sanders

Change

The general comments on the Plan are noted

Gavin Barwell, my MP has sent me a brief summary of this document which contains details of how it is planned to develop Croydon and the surrounding area in the next 40 or so years. Thus, the document is very important to us residents as it has the possibility to alter, change and develop for better, perhaps, or more likely, for worse, the environment in which we live and work.

I guess that a great percentage of the population of Croydon are unaware of these plans. I have not seen them publicised anywhere. Given their importance, I would have thought that the Council itself and / or our elected Councillors would have seen fit to bring them to the attention of us residents. You all should remember that the Council and Councillors are our servants, my servants, not we or In yours.

Add to that, most of us residents do not have a degree or equivalent in Local Government Administration to understand the fine nuances of a 700+ page document, so we need time to read, mark, learn and inwardly digest such words of wisdom. And, then you set a deadline of just before Christmas for responses, when we residents have other pressing personal matters on our minds. And you are not going to do anything with the information gathered until the beginning of January, so a deadline in that month would have been more realistic and satisfying.

3389/01/005/Non-specific/O

Mr A Young

Object

I would also like to ask the question why the local residents haven't been consulted, even before you published a draft "Local Plan"

The publication of the Croydon Local Plan: Strategic Policies- Partial Review (Preferred and Alternative Options) was the opportunity for residents to comment on the Local Plan. There is no requirement to consult with residents before this document was published.

No change

The publication of the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) was the opportunity for residents to comment on the Local Plan. There is no requirement to consult with residents before this document was published.

3395/01/002/Non-specific/O	Mr A Coxe	Object	We strongly object to the crazy plans Croydon Council is proposing, garden grabbing, green belt changes and woodland destruction are totally unacceptable, the council is trying to turn Croydon into a concrete jungle, we need green places for the health and sanity of our grandchildren and future generations, there are plenty of derelict sites and brown fields which can be built on, we must keep our woods to filter the awful pollution which is now being generated.	No change	The Local Plan is not planning to meet all the housing need that exists in Croydon because there is insufficient land to do so. The only proposed sites in Green Belt that are currently undeveloped are three sites for secondary schools, which are proposed because there are insufficient previously developed sites in Croydon of a size that could accommodate a secondary school.
3396/01/014/Non-specific/O	Ms A Pavon-Lopez	Object	Can you outline to me the public consultation process that you will be carrying out on these proposals which will materially affect the lives of thousands of existing residents? Please also outline when this will take place and how you will be receiving and considering objections?	No change	The Council will be publishing the Proposed Submission draft of the Croydon Local Plan after Cabinet has approved the documents for publication. The documents are planned to be presented to Cabinet for approval in July 2017 and, subject to that approval the Proposed Submission draft will be published in September for a six weeks period in which all can make representations on the soundness and legal compliance of the proposals. More advance publicity of the publication period will be made in view of comments received on the previous consultation. The representations received will be submitted to the Planning Inspectorate to consider as part of the independent examination of the Croydon Local Plan, on behalf of the Secretary of State. There will be the opportunity to appear at the Examination.

3401/01/004/Non-specific/O

Ms B Ani

Object

1) Parking  
There are currently restricted parking areas in the New Addington area. Your proposals will increase these restrictions and cause utter gridlock in the area in the morning and evening peaks. Why are you proposing to introduce this into the area? I lived in central London for over 10 years in areas where the council had introduced what you are proposing to do and had to walk for half an hour to get the nearest mode of transportation as the roads were grid locked each morning and even the buses could not move for traffic.

2) Amenities  
The number of people you are intending to introduce into the area will place an enormous strain on the amenities in the area. Why are you intending to totally stifle the amenities in the area that have not been built to cater for and to the astronomical increments that you are intending to introduce here?

3) Congestion  
You may or may not know but there has been a reorganisation of the bus services around new addington. Buses T31 and T32 have been with drawn. This means there are currently fewer buses in the area. Are you intending by your proposal to take the area back to the days when it took 2 hours to get to East Croydon from New Addington due to fewer bus services and the added issue of people being able to board the buses as the buses were filled to creaking point? You as the councillors ought and should know that you cannot simply over burden amenities that were not originally designed for unannounced and unplanned increments. At the moment the tram service can just about cope in the peaks.

No change

Transport for London has assured the Council that the existing transport network and existing planned improvements are sufficient to cope with the level of development proposed for New Addington. The Local Plan also includes provision for school places and healthcare facilities to support growth as well as designating areas of Local Green Space to ensure that new and existing residents can continue to enjoy access to public open spaces across the borough. In addition new standards on private amenity space should ensure that new developments provide quality amenity space within them no matter the scale of development.

3414/01/002/Non-specific/O

Mr Chris McInerney

Object

I have received an e-mail from my local MP, Gavin Barwell, outlining your proposals. I would like to add my voice in opposition to the proposals particularly in relation to Shirley, where I live. Overall, I agree entirely with Gavin's comments.

No change

No changes can be made as a result of this comment as it is not detailed enough as to what is being objected to.

3416/01/008/Non-specific/O	C Mortreuil	Object	<p>It has also come to my attention that empty commercial buildings are being transformed into flats in Croydon: great but is 16 m2 adequate for living? No it's not. Out of all European countries, the UK has the sad record for the smallest and very often shoddiest accommodation; the council should be looking after its people and ensuring that they live in decent conditions. Private landlords should be held accountable rather, We can't just pat ourselves on the back for passing the buck of accommodation to the private sector.</p>	No change	<p>This comment is not duly made as it is not specific to the Detailed Policies and Proposals or Strategic Policies: Partial Review that was subject to this consultation and is therefore not considered in that regard. However, this type of development is typically undertaken by availing of permitted development rights. In this instance, the Council has very limited powers by which to control the quality of the development.</p>
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3430/01/057/Non-specific/C	Mr Donald Speakman	Comment	Legal Compliance	<p>The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'.</p> <p>It is also extraordinary that hard copies of these important documents were not supplied to members until just one week before the deadline for comments. Why on earth not? .What about Openness and transparency?</p> <p>Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the task of responding to this consultation. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.</p>	Change	<p>The Proposed Submission draft will be accompanied by a draft Policies Map which should be clearer. In addition the draft will include in the introduction an improved guide on how to use the plan and which policies would apply for different types of development to make it easier to use. It is noted that the Preferred and Alternative Options draft did include a table which showed what type of changes to designations were being made in each Place.</p>
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3430/01/054/Non-specific/C	Mr Donald Speakman	Comment	Legal Compliance	It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.	Change	It is desirable that Members of the Council from across the borough be involved in its preparation prior to publication of each draft of the Local Plan.
3455/01/002/Non-specific/O	Ms E Warwick-Cateaux	Object		I agree with you and join you in objecting	No change	No change can be made as a result of this comment as it is not clear as to what is being objected to.
3470/01/002/Non-specific/O	Mr & Mrs Palmer	Object		Objection to 50 storeys on the outskirts of central Croydon and over development of housing and high rises elsewhere. Please lodge my objects.	No change	No changes can be made as a result of this comment as it is not detailed or specific enough as to what is being objected to.
3471/01/002/Non-specific/O	Mr G Pinnell	Object		May I also highlight the irony that if a resident sought planning permission for a development then this notice needs to be affixed for public viewing at the location to allow others to object. Where as we have had no such notices relating to these proposals, no mail shot, no publicly affixed copy on a tree, Forestdale doesn't receive any local Croydon newspapers, so please could you inform me of how I would be expected to be made aware of such future development applications?	No change	The public consultation was advertised in a number of ways: - Documents available in all of the libraries and Access Croydon - Posters in all of the libraries - Memos to librarians and Members - Letters and emails to all those on the LDF consultation database - Press notice in the Croydon Guardian - Council press release - Article in Your Croydon - The Council's Get Involved Platform - Social Media including Facebook, Twitter and Streetlife - The Council's website and Local Plan webpages - Site notices for each site allocation - 6 consultation events
3474/01/003/Non-specific/O	Mr Dennis King  <i>Sanderstead Residents' Associatio</i>	Object	Legal Compliance	We also object to the to the complicated layout of the plan and the too short period of time to respond. You don't appreciate that we intern need to consult with our members, councillors and committee.	No change	The layout will be improved in the next draft to make it easier to use including a better guide to the document at the start. The consultation process was fully in line with regulations governing consultation on Local Plans and 6 weeks is not an uncommon length of time for a local plan consultation.

3494/01/001/Non-specific/C	Hannah Daniels	Comment	Soundness - Effective	I mostly agree with your sentiments - also, when a construction co/developer has been given planning permission they should be precluded from seeking planning permission for new sites until they start to develop/build otherwise our whole housing supply is in the hands of commercial companies with profit margins to maintain.	No change	The proposed change would not work as if included as a policy developers would simply set up individual limited companies for each development site. It is also not in the interest of Croydon and meeting its housing need to constrain developers so who may wish to develop one site before another for any number of reasons.
3511/01/013/Non-specific/C	Jenny Hayden	Comment		I would like to register my strong objections over the possible future plans for our area, Shirley , and surrounding areas in the borough. It has been difficult to plough through all the documentation and to retrieve the salient points. It would also appear that the residents have been kept in the dark until fairly recently, about the Councils intentions.	Change	<p>The Proposed Submission draft will be accompanied by a draft Policies Map which should be clearer. In addition the draft will include in the introduction an improved guide on how to use the plan and which policies would apply for different types of development to make it easier to use. It is noted that the Preferred and Alternative Options draft did include a table which showed what type of changes to designations were being made in each Place.</p> <p>The Council wrote to or e-mailed everybody on our consultation list to inform them of the publication of the draft Local Plan documents as well as putting up site notices and putting out a press release. Our consultation list is made up of people and organisations who have requested to be informed about the Local Plan and those who have made any comments on either previous drafts of the Local Plan or the Community Infrastructure Levy Charging Schedule.</p>
3511/01/014/Non-specific/C	Jenny Hayden	Comment		Terminating the current green waste collection would be a retrograde step, in my opinion. It would mean more fly tipping as some people will not bother with going to the local tips. Making a small annual charge may be the only way it can continue and I would support that. However, some people's budgets are already trimmed to the bone and to pay a charge would not be an option for them. Also, as a regular user of Croypost, would this mean the facility not being available in the future if the green waste stops ??	Not Duly Made	Matters related to green waste collection were not subject of this consultation and therefore your comment is considered as not duly made.

3525/01/002/Non-specific/O	Mr Leonard Hewitt	Object		NO NO NO x1000000000 To each & every plan for the borough!!!	No change	The representation does not specify any particular document or policy and therefore this comment is considered as not duly made.
3533/02/001/Non-specific/O	Mr Martin Owen	Object	Soundness - Effective	Can the Schools and Hospitals cope with all the Proposed extra people coming into the Area	No change	The Council has worked closely with the NHS to ensure that the proposals in the draft Local Plan can be supported by health care facilities in the borough, and where needed, allocated extra sites for new health care facilities. The Council's Education service has also been closely involved with the draft Local Plan and in order to meet the need for school places the draft Local Plan proposed 5 sites for new secondary schools and 7 sites for new primary schools across the borough where it was identified that population growth would generate a need for new schools.
3567/01/001/Non-specific/S	Mr Mike Roberts	Support		I visited your consultation session in South Norwood last Wednesday and looked at some of the general exhibits as well as a closer look at the proposals for Crystal Palace and Upper Norwood, the latter as I am a resident of Anerley.  I thought these proposals were fine.  PS I hope this is OK, as I couldn't cope with your official comment form.	Welcome support	Your support is welcomed.
3568/01/009/Non-specific/O	Mr Mike Jones	Object		Importantly no thought has been made about schools. Houses contain families often with two incomes and two cars and at least two children of school age and older children who cannot afford to leave parental homes. The children need schools within walking distance or on short single journey bus routes. I dread to think of all the extra teenagers wandering around Croydon to get clear of compressed living in tiny houses and flats.	No change	The Croydon Local Plan proposes sites for primary and secondary schools across the borough to meet the expected need for school places arising from the Local Plan's proposed level of growth.
3699/01/054/Non-specific/C	Cllr J Cummings	Comment	Legal Compliance	It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.	No change	Consideration will be given to arranging cross party meetings prior to future consultation on the Local Plan.

3699/01/057/Non-specific/C	Cllr J Cummings	Comment	Legal Compliance	The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.	Change	The Proposed Submission draft will be accompanied by a draft Policies Map which should be clearer. In addition the draft will include in the introduction an improved guide on how to use the plan and which policies would apply for different types of development to make it easier to use. It is noted that the Preferred and Alternative Options draft did include a table which showed what type of changes to designations were being made in each Place.
3718/01/002/Non-specific/O	Ms Jill Johnson	Object		Re your draft to allow Building be it houses or as I understand sites for travelers to live how could you even think of this.I have lived in Croydon for 47 years and do not agree with this surely residents should have a say into what Croydon should look like.  I DO NOT WANT TO LOOSE OUR GREEN SPACES so please look at the long term affect this would have.	No change	The representation does not specify any particular document or policy and therefore this comment is considered as not duly made.
3720/01/001/Non-specific/O	Mr J Wilkinson  <i>Jamar</i>	Object		The scale and complexity of these proposals make them very difficult to address overall the question needs to be asked - how necessary and valid are they ? e.g. - " Increasing the supply of homes through sustainable growth, including affordable homes, is a key element of Ambitious for Croydon, which is enshrined throughout the Croydon Local Plan: Strategic Policies – Partial Review (Preferred and Alternative Options). In part, the sustainable growth of the suburbs will deliver this growth as encouraged by this Plan. This will be achieved whilst protecting the borough's open space and the distinctive heritage and character, alongside the necessary infrastructure to mitigate the impact of growth " - if this is so, much of the detail requires revision.	No change	The objection has not been substantiated in planning terms and therefore cannot be considered as part of the Local Plan. The Local Plan protects important green spaces across the borough including designating many Local Green Spaces which will have the same level of protection as Metropolitan Green Belt. The Local Plan also focussed development on to previously developed land across Croydon. However, there is insufficient land in the borough to meet all of the housing need and so the Local Plan is planning for a shortfall which will need to be met by other local authorities in London and the south east.

3723/01/013/Non-specific/C	Mrs j Middleton	Comment	Can someone explain why some of the massive amount of land owned by the Bethlem Royal cannot be considered. To say that it is a secure unit means nothing when you think of the amount of housing already around the site – approach the NHS they need the cash. The only reason Croydon Council want to put flats in the place of people's homes is so they can gather more Council tax. Residents have put in money, time and effort to be in homes that give me them a better quality of life and an environment that improves the lives of their children. You are taking that away.	No change	This site has not been considered as it is situated beyond the borough boundary.
3768/01/004/Non-specific/C	Ms K Kendall	Comment	I have not used the Representation Form available on the website as that form is not designed for the layperson Croydon resident to use, and if anything, would be a barrier to communicating my objections. I do not see why objections raised in a simple email should not carry as much weight and I would be extremely disappointed if they did not.	No change	The comment is noted. The representation form is designed to assist members of the community. In future consultations the form template will be reconsidered to be more effective and user-friendly.
3769/01/015/Non-specific/O	Mr K George	Object	I assume there must be plans for increased demand for schools, Doctors and other local services but I find it hard to believe that the roads will be other than significantly more congested leading to greater pollution and green house gas emission both during and after any redevelopment.	No change	The Croydon Local Plan: Strategic Policies-Partial Review, in paragraph 5.31 refers to the Infrastructure Delivery Plan which provides the evidence of needs for additional infrastructure including school, and SP8..4 requires that major development proposals will be required to be supported by transport assessments, travel plans, construction logistics plans and delivery/servicing plans.
3778/01/008/Non-specific/O	Mr & Mrs Wakelam	Object	Generally, Croydon does not enjoy a good image. Croydon Council needs to recognise, particularly if it wishes to attract senior company executives and their families, and others, into the Borough, especially in connection with the re-development of the Whitgift Centre etc, that open spaces and attractive residential areas are assets to the Borough and not something to be eroded and concreted over. Before it's too late, lets take a leaf out of, for example, Bromley's book and not lose out.	No change	The Council is seeking to meet as much of the housing need as possible in Croydon without eroding the character of the borough or building on important open spaces and will be encouraging other boroughs to do their part in meeting the housing need of London as a whole and Croydon's unmet housing need in particular.
3785/01/020/Non-specific/O	Jenny Greenland	Object	Please don't turn Croydon into another Inner London Slum where people are living together like Sardines. Help to improve our reputation to what it was as I was growing up, not reinforce the thoughts of many after the riots.	No change	The comment is noted but does not make a specific reference to the Local Plan.

3804/01/017/Non-specific/C	Cllr L Hale  <i>London Borough of Croydon</i>	Comment	I do feel that it is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working, with which I had the opportunity to contribute, and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.	No change	It is desirable that Members of the Council from across the borough be involved in its preparation prior to publication of each draft of the Local Plan.
3804/01/055/Non-specific/C	Cllr L Hale  <i>London Borough of Croydon</i>	Comment	<p>The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed.</p> <p>When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'.</p> <p>Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation</p>	Change	The Proposed Submission draft will be accompanied by a draft Policies Map which should be clearer. In addition the draft will include in the introduction an improved guide on how to use the plan and which policies would apply for different types of development to make it easier to use. It is noted that the Preferred and Alternative Options draft did include a table which showed what type of changes to designations were being made in each Place.
3892/01/008/Non-specific/O	Ms M Bailey	Object	As local residents of the area, why were we not informed of the public meetings in advance of them being held, not afterwards? I believe that new public meetings should be held on these gypsy/traveller sites as no notification about these meetings were given to after the event. Residents within a 3 mile radius of these sites should be notified by either post or a letter through their doors and not just in the local press or on the Council's website.	No change	Residents were given notice of all the consultation events at the start of the consultation period. Site notices were also placed at each of the proposed site allocations.

3892/01/014/Non-specific/O	Ms M Bailey	Object	I strongly object to the whole of the Croydon Local Plan, it is ill thought out and will ruin many parts of Croydon and will not be that green and pleasant town to live in as it once was. If any housing needs to be built it should only be done on brownfield sites.	No change	The draft Local Plan focuses almost all new housing development on to previously developed land. There is insufficient previously developed land in Croydon to meet all of Croydon's housing need hence the draft Local Plan only plans to meet just under 80 % of the borough's housing need. The rest will need to be met by other local authorities in London and the south east of England.
3896/01/002/Non-specific/O	Mr M Veldeman	Object	I am at a complete loss to understand why Croydon Council are trying to push through so many damaging proposals, harmful to both the environment and residents and why they are treating the people they are meant to be looking after with such contempt. I attended, or tried to, the consultation in Purley over the proposals. True to form, the Council displayed their customary disregard for everyone by arriving late, saying they were delayed in traffic. They work in the Borough and for the Borough, they should know what the traffic is like and how long to allow. If the Council can't even get that right, how can we believe they will get the bigger things right or that they understand the effects of these proposals on the areas we live in. The proposals themselves are another example of the Council's disregard for the public. The plans, whilst generally outlining the ideas for development, are so vague and unclear it is hard to know exactly what to comment on. Is this deliberate or does the Council really not yet have clear plans.	No change	The proposals in the draft Local Plan are quite specific but, as they are not a planning application, they include some flexibility over use (on certain sites) and number of homes (for sites with a residential use proposed) so as to provide certainty to a developer over the types of development that would be acceptable in that location. As a whole the proposals try to meet the need for homes in Croydon as far as is possible without building on important open spaces and eroding the character of the borough.
3896/01/005/Non-specific/O	Mr M Veldeman	Object	The feeling amongst the people who were looking at these is that the Council plans to push through as many housing developments as possible, has already made up its mind and that these consultations are meaningless, a mere formality to be gone through in order to claim people have been consulted, and any objections will make no difference whatsoever.	No change	A full consultation log will be published alongside the Proposed Submission draft of the Local Plan which will show where changes have been made to the draft Local Plan in response to the consultation.

3896/01/006/Non-specific/O	Mr M Veldeman	Object	<p>There is so much wrong with each of the proposals it is hard to understand what the Council is thinking of? The impression is that they are determined to squeeze as much housing as possible into the area, absolutely regardless of the consequences to the environment and the resulting lack of quality of life for everyone involved, the people who actually live there. Squeezing in more and more housing will result in overcrowding and services struggling to cope as they try to keep up with the increased numbers using them. Traffic will increase and it is unrealistic to assume measures to force people to use public transport will be effective. People use cars and it will not change that easily, instead there will merely be more aggression and anti-social behaviour.</p>	No change	<p>Transport for London have considered the draft Local Plan and believe that the level of growth that is planned can be serviced by existing and planned for transport infrastructure. The Local Plan allocates sites for schools and healthcare facilities to meet the planned growth in the borough.</p>
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3897/01/044/Non-specific/O	Cllr M Neal	Object	<p>It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents. The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.</p>	No change	<p>The comments are noted and consideration will be given to improve the clarity and readability of future Local Plan consultation documents and to clearly identify the proposed changes for the 16 Places.</p>
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3898/01/002/Non-specific/O

Mr M & D McQuiggan

Object

With regard to the policies and proposals put forward by the Croydon Council in respect of Shirley, which has only recently been brought to my attention, I am extremely disappointed in the way the Council has not informed any residents in Shirley of these proposals! Yet whilst the Council have sought to fully inform everyone of the garden waste service, by letters to each residential home, which in fact is minor in comparison to the changes the council would like to make to Shirley, they have not provided anything to any of the homes, re any of these, many major changes, to the Shirley area! It would appear that the current council have very little regard for any of the residents in Shirley and other areas for that matter and have been very devious and underhanded in the way they have concealed these proposals in the middle of reams of paper hoping to get them through without anyone noticing. Therefore, until these policies & proposals are fully explained and are fully discussed with the residents of Shirley, myself and my son totally object to any of the proposals put forward in your Local Plans, in respect of Shirley. I would also like to add that myself and both my son and daughter who work in the public sector are disgusted in the way the Croydon Labour Council are trying to bulldoze these through without any consultation and total disregard to Shirley residents.

No change

The Council wrote to or e-mailed everybody on our consultation list to inform them of the publication of the draft Local Plan documents as well as putting up site notices and putting out a press release. Our consultation list is made up of people and organisations who have requested to be informed about the Local Plan and those who have made any comments on either previous drafts of the Local Plan or the Community Infrastructure Levy Charging Schedule.

3910/01/002/Non-specific/O

Mr & Mrs Holloway

Object

With reference to your (very small) application notices selectively placed around the surrounding area, our first thoughts are why there has been no communication from the management company, or have they been kept in the dark as well. We are very much against the planning guidance proposals, as although we understand there has to be social housing we would not like to see this area turned into another New Addington or shrublands. So will strongly oppose any plans forwarded any time.

No change

The representation does not specify any particular document or policy and therefore this comment is considered as not duly made.

3913/01/002/Non-specific/O	Mr & Mrs Paulose	Object	I have to raise my concerns re the councils proposals to building all these places and ruining the green spaces. Just as you need your greens for a healthier body green spaces are required for not only fresh air but also healthy bodies. Viewing flats after flats is stressful but imagine walking through green spaces and parks. Nothing is more soothing and calming as that. All these flats only increase crowds. Please think again and do not destroy the open green areas. A healthier happy community is much much better than sick , unhealthy crowds.	No change	No changes can be made as a result of this comment because it is not clear which policy or proposal is being objected to.
3922/01/001/Non-specific/C	Mr E Wotherspoon		The communication of the development plans were poorly performed by the Council. Although the Council held a number of meetings and updated their web site and other social media, it did not in my opinion, successfully inform Local Residents. I and the majority of people only discovered the plans by chance, "word of mouth". I should have received a letter from the Council due to my proximity to the site. Many people, especially the elderly, do not use computers or social media and would rely on postal communication. The consultation period and deadline for objections are tight and very close to the Xmas period making it difficult for people to place their objection in time or to monitor developments to the degree clearly required.	No change	The Council wrote to or e-mailed everybody on our consultation list to inform them of the publication of the draft Local Plan documents as well as putting up site notices and putting out a press release. Our consultation list is made up of people and organisations who have requested to be informed about the Local Plan and those who have made any comments on either previous drafts of the Local Plan or the Community Infrastructure Levy Charging Schedule.
3928/01/002/Non-specific/O	Ms C Hart	Object	Having read your email, I agree with all your objections The council's proposals are a disgrace and should be stopped.	No change	No change can be made as a result of this policy because it is not clear which policy or proposal is being objected to.
3959/01/002/Non-specific/O	Mrs Pezier	Object	I wish to say that I strongly oppose the development plans for Croydon	No change	No change can be made as a result of this comment because it is not clear as to which policy or proposal is being objected to.
4011/01/002/Non-specific/O	Ms Rashmi Patel	Object	I agree with all your proposals on all the Polices listed within your email.	No change	No change can be made as a result of this comment because it is not detailed enough as to what is being objected to.
4014/01/007/Non-specific/C	Mr R Swatton	Comment	General Note. I have read through this document and there does no appear to be any reference to how much this audacious plan would cost and no reference on how it is proposed to fund the implementation of all these proposals! Please advise?	No change	The sites will not be funded by the council as they are privately developed by developers.

4025/01/002/Non-specific/O	Ms S Carelse	Object	I am very angry that I found out about the proposals via a friend with minimal time to object at a time when everyone is preoccupied with preparing for Christmas, it is disgusting! I no longer receive local free newspaper, by the time I buy the Croydon advertiser it is almost a week late. Why has this not been mentioned in the paper. It seems to me that the council is hoping to push this through without anyone noticing. I live on edge of Addiscombe and have family and friends living in Shirley. We lived in Shirley for 18 years, we were drawn to the area because of the appearance and number of green spaces (which my sister keeps clean whilst 'litter picking' in her own time free, saving the council money). Please please do not do this, myself and my family object strongly to the council's proposals. There should be an extension until after Christmas and notification should be put through the doors of people living in the areas affected. The council should be more open and honest otherwise they will certainly be losing our vote.	No change	The Council wrote to or e-mailed everybody on our consultation list to inform them of the publication of the draft Local Plan documents as well as putting up site notices and putting out a press release. Our consultation list is made up of people and organisations who have requested to be informed about the Local Plan and those who have made any comments on either previous drafts of the Local Plan or the Community Infrastructure Levy Charging Schedule.
4096/01/016/Non-specific/O	Mr Vince Hemment	Object	I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse.	No change	The objection has not been substantiated in planning terms and therefore cannot be considered as part of the Local Plan.
4117/01/048/Non-specific/O	Cllr S Brew	Object	It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and therefore drew on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.	No change	The Council will consider whether the advance communication regarding future consultations can be improved upon and engagement within the parameter of the Council's resources.

4117/01/050/Non-specific/O	Cllr S Brew	Object	<p>The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. In addition, many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it very difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering what key information has been 'hidden' in the 'small print', and why.</p> <p>It is also extraordinary that hard copies of these important documents were not supplied to members until just one week before the deadline for comments. Why on earth not? .What about "Openness and transparency"? Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the task of responding to this consultation.</p>	Change	<p>The Proposed Submission draft will be accompanied by a draft Policies Map which should be clearer. In addition the draft will include in the introduction an improved guide on how to use the plan and which policies would apply for different types of development to make it easier to use. It is noted that the Preferred and Alternative Options draft did include a table which showed what type of changes to designations were being made in each Place.</p>
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4125/01/057/Non-specific/C	Councillor M Fisher	Comment	Legal Compliance	<p>The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.</p>	Change	<p>The Proposed Submission draft will be accompanied by a draft Policies Map which should be clearer. In addition the draft will include in the introduction an improved guide on how to use the plan and which policies would apply for different types of development to make it easier to use. It is noted that the Preferred and Alternative Options draft did include a table which showed what type of changes to designations were being made in each Place.</p>
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4125/01/054/Non-specific/C	Councillor M Fisher	Comment	Legal Compliance	It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.	Change	It is desirable that Members of the Council from across the borough be involved in its preparation prior to publication of each draft of the Local Plan.
4146/01/012/Non-specific/O	Mr & Mrs Carpenter	Object		The aim should be to build on Brownfield sites first and leave Greenfield sites alone until there is no alternative.	No change	The Croydon Local Plan has been prepared using this principle. Brownfield sites have been considered first and together they will not meet the need for new homes in the borough. Beyond this a review of Green Belt and Metropolitan Open Land in the borough (that will be published in full alongside the Proposed Submission draft of the Local Plan) has identified that almost all Green Belt and Metropolitan Open Land bar is correctly designated and thus unsuited to development.
4210/01/007/Non-specific/O	Mr K Arnold	Object		If these ideas go ahead I will not be voting Labour again.	Not Duly Made	This comment is not duly made as it is not associated with any planning policy or site in the Local Plan.
4221/01/002/Non-specific/C	Mr R Fanthome	Comment		Giving 6 weeks notice via lamppost announcement is just wrong.	No change	The Council wrote to or e-mailed everybody on our consultation list to inform them of the publication of the draft Local Plan documents as well as putting up site notices and putting out a press release. Our consultation list is made up of people and organisations who have requested to be informed about the Local Plan and those who have made any comments on either previous drafts of the Local Plan or the Community Infrastructure Levy Charging Schedule.

4278/01/003/Non-specific/O

Mr Melvin Howard

Object

I know that new housing is desperately needed but the council should be building on brownfield sites not on our precious and remaining green spaces.

No change

The Local Plan protects important green spaces across the borough including designating many Local Green Spaces which will have the same level of protection as Metropolitan Green Belt. The Local Plan also focussed development on to previously developed land across Croydon. However, there is insufficient land in the borough to meet all of the housing need and so the Local Plan is planning for a shortfall which will need to be met by other local authorities in London and the south east.

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You need to protect those family, residential areas and green spaces, or you may end up with noone to shop in your shiny new Westfield and go to a redeveloped Fairfield Halls. On that note the plans for that too are wonderfully vague, how can you shut and redevelop a venue with no re opening plan already in place- doesn't it take around two years to put a programme in place and that is your proposed timescale? The Local Plan and the concepts for the Croydon College area are all well and good but the devil is in the detail and there isn't enough of it in all these wonderful proposals due up for planning. Croydon needs an arts venue and college that serves Croydon, a wonderful, developing, vibrant, diverse community in one of the largest London Boroughs- full of businesses and families and hopefully full of aspiring young couples who will live in the urban centre and then move out to those family communities. We don't need a Southbank Centre that serves the greater London Area, has huge Arts Council funding and is a tourist destination that resides next to many famous London landmarks- nor do we need the bill or risks that go with that proposal. I am all for aspiration but if their CEO says they can do a big chunk of that work with an existing £12 million let him do it, I do not want my council to take the risk with my council tax for such a development that may falter. I also wouldn't mind somewhere to still go whilst the rest of Croydon is a building site and Westfield starts. Please build the expected residential houses on the old Taberner site, sort Georges Walk and Nestle House and let the College start building on the arts block site first; what earth has happened to those 'Places' too? Iust doing that would be a great next phase.

The Local Plan protects important green spaces across the borough including designating many Local Green Spaces which will have the same level of protection as Metropolitan Green Belt. The Local Plan also focussed development on to previously developed land across Croydon. However, there is insufficient land in the borough to meet all of the housing need and so the Local Plan is planning for a shortfall which will need to be met by other local authorities in London and the south east.

The replacement of Fairfield Hall involves no change of use and is therefore not included in the Local Plan.

4610/01/003/Non-specific/O

Mr Stewart Jamieson

Object

With regard to the plans themselves I was of the understanding that the areas are largely protected by green belt policy, indeed any such developments would not be in keeping with the local area, seriously jeopardising the mainly low level singular dwellings, open spaces and road network in particular. local infrastructure in particular would not support such expansion.

No change

The Local Plan protects important green spaces across the borough including designating many Local Green Spaces which will have the same level of protection as Metropolitan Green Belt. The Local Plan also focussed development on to previously developed land across Croydon. However, there is insufficient land in the borough to meet all of the housing need and so the Local Plan is planning for a shortfall which will need to be met by other local authorities in London and the south east.

4610/01/002/Non-specific/O

Mr Stewart Jamieson

Object

I do not understand how any current local planning requires that the applicant posts a notices to all surrounding neighbours to alert them of intended planning in order to make them aware should they wish to object and yet this fundamental change has not been formally notified such that residents are given the opportunity to object. In my case I found out by chance and with little notice to take action. Surely there are more rigorous processes in place.

No change

We wrote to all residents registered on our consultation database to inform them of the consultation. The Spatial Planning team does not have sufficient budget to write to all residents of the borough.

*1 Introduction*

<i>Ref No</i>	<i>Representor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Soundness</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
0004/04/002/Non-specific/C	Amanda Purdye  Gatwick Airport		Comment			The areas are outside of our 'physical' 15km safeguarding zone, we would therefore, have no comments to make from an aerodrome safeguarding perspective. Our only concern at this distance would be any proposals that include wind turbines.		No change	Comment is noted. There are no proposals for wind turbines.
0120/02/003/Non-specific/C			Comment			We would appreciate if you would extend the period of the consultation in view of the importance of this document. It was not possible to engage and comment in the short time given to the extent we would wish to. The online documentation is not accessible to all.	The consultation period should have been extended.	No change	The Council will consider whether the advance communication regarding future consultations can be improved upon and will consider the time period of consultations.
0120/02/005/Non-specific/C			Comment			Addiscombe Residents' Associations' Planning Group have worked closely together since the first consultation on Croydon Policies (Preferred and Alternative Options) 2013. We have had excellent communications with the Spatial Planners over the period of that consultation- beneficial for both sides as we were able to share local knowledge with the expertise of the planners. We have contacted the Spatial Planners regularly since requesting a follow on, in particular regarding the consultations on the preferred sites and were not able to engage with them. The reason for this change we do not understand completely. This is regrettable and we feel it is a lost opportunity for a true consultation across Croydon - considering that the new Croydon Local Plan has to last for 20 odd years and will be a key document that will shape Croydon as a "Place of Opportunity, A Place to Belong and A Place for Sustainable Living."	The Council should work with the Addiscombe Residents' Associations' Planning Group	No change	Croydon Council has limited resources and it was considered that the best use of these resources was to hold a series of meetings open to all groups across the borough. It would be unfair to have individual meetings with some organisations rather than

1592/01/001/Non-specific/C

Croydon Partnership Ltd

Comment

The Croydon Limited Partnership (CLP) represents a joint venture between two of the UK's most successful shopping centre developers - Westfield Europe Limited and Hammerson UK Properties Plc. On 5 February 2014 the London Borough of Croydon granted CLP outline planning permission and conservation area consent (application refs. 12/02542/P and 12/02543/CA respectively) for the comprehensive redevelopment of the Whitgift Centre and surrounding land in central Croydon. The scheme represents an opportunity for an investment in excess of £1 billion into the Croydon Opportunity Area (COA), delivering 5,000 jobs and up to 600 homes and transforming the Retail Core. The CLP scheme is widely recognised as the single most important opportunity to kick-start the regeneration of Croydon town centre which has been in decline for over a decade. The CLP scheme will act as a catalyst for the regeneration of the wider town centre and will assist in unlocking the potential of a number of other town centre and COA sites which have failed to come forward in recent years. On 15 September 2015 the Secretary of State for Communities and Local Government confirmed the compulsory purchase order (CPO) which brings together the land required for the CLP scheme. The Inspector confirmed the compelling case in the public interest for the confirmation of the CPO and acknowledged that the CLP scheme represents the only present possibility of meeting the requirements of planning policy for the Retail Core and achieving the necessary transformative change in Croydon's status and economy. The CPO decision reinforces the importance of the CLP scheme to Croydon's regeneration. The London Plan (2015) identifies Croydon as London's largest Metropolitan town centre. The Plan states that Croydon's strategy will need to re-brand the offer of the town to meet modern commercial needs, realizing its competitive advantages and good public transport accessibility. To achieve this, the Plan suggests an integrated approach to a number of sites will be needed, with specific reference to the consented Whitgift Centre redevelopment. Current local planning policy contains a similar emphasis. The Croydon Local Plan (Strategic Policies) (2013), as adopted, and the Croydon Opportunity Area Planning Framework (OAPF) (2013) set out

No change

Comment is noted

the need to secure growth and regeneration within the Croydon Metropolitan Centre. This is not a new aspiration for the Metropolitan Centre and in fact it has been a core but largely unfulfilled part of the local planning policy framework over the last two decades. In particular, the Croydon OAPF strongly supports the potential for a renewed and improved town centre and Retail Core and sets out proposals for comprehensive redevelopment and renewal so that Croydon can again serve as a significant retail destination for both south London and the south east of England. Delivery of new homes in the Retail Core is considered to be an integral part of this vision. In summary, the London Plan and local policy framework clearly requires the comprehensive regeneration of Croydon's Retail Core and the recent CPO decision acknowledges the importance of the CLP scheme to achieving this objective. CLP is currently exploring options for delivery and is very aware that emerging planning policy should not prejudice the ability for either LBC or the Mayor from achieving these clear policy objectives.

2128/03/025/Non-specific/O

Cllr Steve O'Connell AM

Object

It is regrettable that this version of the Local Plan was not subject to cross party consultation prior to producing the consultation drafts. Previous iterations of the Local Plan were subject to such cross party working and as such were able to draw on the knowledge and understanding of members from across the borough. It is a shame that such insight has not gone into these documents.

The Local Plan should be subject to cross party consultation. No change

Consideration will be given to arranging cross party meetings prior to future consultation on the Local Plan.

2128/03/027/Non-specific/O	Cllr Steve O'Connell AM	Object	The information contained within the proposed Local Plan has been included in three large documents. Within those documents the 16 places of Croydon are discussed in four different sections, with each section covering a different aspect of the place. This has made it an almost impossible task for members of the Council and the public to fully understand the impacts of the proposed Local Plan on each place, within the short consultation window allowed. When you add to this that many of the proposed changes are only detailed on specific site maps, and not on the policy tables, it makes it increasingly difficult to understand exactly what is happening in each place. This has caused a disconnect for many members of the public who have found it very difficult to navigate these large documents. Many members of the public have been left wondering why key information has been 'hidden' in the 'small print'. Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.	Fully accurate policy tables along with an executive summary of all the key changes in each place would have greatly eased the openness and transparency of this consultation.	Change	The comments are noted and consideration will be given to improve the clarity and readability of future Local Plan consultation documents and to clearly identify the proposed changes for the 16 Places.
2151/01/002/Non-specific/O	Mr Rod Davies <i>East Croydon Community Organisations</i>	Object	ECCO has grave misgivings about the lack of meaningful consultation and the failure of the Planning Dept to provide a timely response to the request to attend a meeting with ECCO to specifically discuss the Croydon Local Plan and associated Council policies and strategies.	The Council should engage more meaningfully during consultation with ECCO.	No change	Croydon Council has limited resources and it was considered that the best use of these resources was to hold a series of meetings open to all groups across the borough. It would be unfair to have individual meetings with some organisations rather than
2605/01/003/Non-specific/C	Ian Broyd	Comment	We would appreciate if you would extend the period of the consultation in view of the importance of this document. It was not possible to engage and comment in the short time given to the extent we would wish to. The online documentation is not accessible to all.	The consultation period should have been extended.	No change	The Council will consider whether the advance communication regarding future consultations can be improved upon and will consider the time period of consultations.

2605/01/005/Non-specific/C	Ian Broyd	Comment	<p>Addiscombe Residents' Associations' Planning Group have worked closely together since the first consultation on Croydon Policies (Preferred and Alternative Options) 2013. We have had excellent communications with the Spatial Planners over the period of that consultation- beneficial for both sides as we were able to share local knowledge with the expertise of the planners. We have contacted the Spatial Planners regularly since requesting a follow on, in particular regarding the consultations on the preferred sites and were not able to engage with them. The reason for this change we do not understand completely. This is regrettable and we feel it is a lost opportunity for a true consultation across Croydon - considering that the new Croydon Local Plan has to last for 20 odd years and will be a key document that will shape Croydon as a "Place of Opportunity, A Place to Belong and A Place for Sustainable Living."</p>	The Council should work with the Addiscombe Residents' Associations' Planning Group	No change	The Council will consider whether the advance communication regarding future consultations can be improved upon and engagement within the parameter of the Council's resources, however, the Council is no longer able to work with individual groups during the consultation period.
3709/01/002/Non-specific/C	Mr J Patel	Comment	<p>The areas are outside of our 'physical' 15km safeguarding zone, we would therefore, have no comments to make from an aerodrome safeguarding perspective. Our only concern at this distance would be any proposals that include wind turbines.</p>		No change	Comment is noted. There are no proposals for wind turbines.

## 10 Transport and Communication

<i>Ref No</i>	<i>Representor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Soundness</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
0203/03/009/Non-specific/C	Mr Charles King  <i>East Coulsdon Residents' Associat</i>		Comment			We have serious concerns that the Mayor's off-peak fare rise in contradiction to the rapid drop in diesel and petrol prices has led to a move away from public transport to the car especially in the outer boroughs. This together with increased car ownership is leading to more pollution and road congestion.		No change	The comment is noted but it is outside of the scope of the Local Plan to do this. The Local Plan does try to encourage use of other forms of transport through the design of new developments, provision of car clubs as an alternative to private cars and ensuring new developments promote the use of public transport, walking and cycling.
0203/03/005/Non-specific/C	Mr Charles King  <i>East Coulsdon Residents' Associat</i>		Comment			Good public transport with adequate and fairly priced car parking provision are needed to keep both Croydon town centre which is competing for trade and business with large towns such as Sutton, Bromley and Lewisham. While outer district centres are competing with other district centres in other London boroughs and across the GLA boundary in Tandridge and Banstead.		No change	The comment is noted although the prive of car parking is not something that the Local Plan can control, only the amount, which is considered on individual sites and through proposed Policy DM28.
0203/03/007/Non-specific/C	Mr Charles King  <i>East Coulsdon Residents' Associat</i>		Comment			Croydon has good public transport links with Central London, Gatwick Airport and the South Coast by rail. The takeover of local London rail services by TfL Overground has improved local rail services at West Croydon and Norwood Junction, but since the introduction of December 2015 timetable by GTRailways a number of stations in the borough now have a worse off-peak service. The Borough should be encouraging TfL and Mayor to take over responsibility for local services inside zones 1-6 including all the stations and services in Croydon. Where this is not possible then TfL should specify the train service level and the minimum standards at Croydon stations in line with other TfL controlled stations.		No change	The comment is noted but it is outside of the scope of the Local Plan to do this.
0203/03/008/Non-specific/C	Mr Charles King  <i>East Coulsdon Residents' Associat</i>		Comment			Croydon Town centre is well connected to all parts of the borough and the surrounding boroughs by bus and tram systems. However, there are many gaps in local services where neighbouring district centres or access to the Croydon University require travelling via central Croydon. More local bus routes linking local district centres should be promoted along with more direct bus routes to Croydon University Hospital.	More local bus routes linking local district centres should be promoted along with more direct bus routes to Croydon University Hospital.	No change	The comment is noted but it is outside of the scope of the Local Plan to do this.

0203/03/044/Non-specific/C	Mr Charles King  <i>East Coulsdon Residents' Associat</i>	Comment		Fares : While the area benefits from the Oystercard, being on the edge of the borough a lot of rail and bus journeys are across the boundary where Oyster is not valid. In addition off-peak fares have risen by 38% making public transport the less attractive option now that fuel has reduced in price by 40%. This is has increased car usage and congestion on local through roads.  The Council should lobby TfL to take over the train services in the area as part of the Overground, or if this is not possible in the immediate future, TfL should specify the service levels to be the same as that of TfL Overground. The Council should also lobby the Mayor and TfL to reduce the off-peak fares and reintroduce an outer zones 2-6 Travelcard.	No change	Transport management issues are not a subject of this consultation
0320/01/023//O	Mr Tarsem Flora  <i>Flora Associates</i>	Object		Public car parks provision- It is imperative that the council's strategy should retain the existing public car parks (multi storey + surface parking) where they exist. Any change should NOT reduce the numbers.	No change	This is not a matter for the Croydon Local Plan: Detailed Polcies and Proposals.
0538/01/001/Non-specific/O	Mr Adrian Britton	Object	Soundness - Effective	There should be a policy that provision be made and maintained in Coulsdon town centre for adequate short stay public parking (free for the first hour) and a substantial provision for commuter parking. This is necessary to achieve sustainability of this as a shopping and services centre.	No change	The Local Plan cannot require free parking. It also cannot stipulate parking provision beyond allocating sites for car parking. All applications for redevelopment of car parks should provide an assessment as part of the application of the impact of the proposal on transport networks including the justification for the loss of car parking.
1610/01/004/Non-specific/C	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>	Comment		There is a need for more buses along London Rd. and improved frequency on the railway.  Car parks are needed that are accessed directly from London Rd for local businesses. Parking bay timings should be improved to enable people to stop off to use shops. e.g. free parking for 40 minutes. Taxi companies use a lot of car parking spaces at the Station.	No change	These matters are beyond the scope of the Local Plan.

1610/01/021/Non-specific/O	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>	Object	Soundness - Effective	<p>There needs to be improvements to the accessibility of some stations e.g. Norbury (with its steep ramps), and improvements to the surrounding environment. The Council can work with Network Rail to obtain such improvements plus the need for more frequent trains and the end of 4-6 carriage trains and replacement by 10-12 to ease passenger congestion.</p> <p>The Council should be working with TfL to increase the frequency of buses along London Rd given their heavy use , which often means that people cannot get on them. It can also work to obtain additional buses routes to better inter-connect parts of the Borough e.g. Norbury and South Norwood.</p>	No change	These matters are beyond the scope of the Local Plan.
1610/02/004//C	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>	Comment	Soundness - Effective	<p>8. Why is there no discussion of the need for frequency improvements to bus services in the light of the need for more capacity to serve the predicted growing population along London Rd given the car parking policy restrictions?</p> <p>9. Why are there no proposals for additional services to enable direct bus journeys to be taken from one part of the Borough to another e.g between Norbury and South Norwood, thereby encouraging more visiting of other centres especially where there are cultural facilities like Stanley Halls?</p> <p>10. While there is mention of a tram line along London Rd and across into Lambeth there is no discussion of the practical problems of:  (a) either laying a one or two track system  (b) if a one track system where would pass-by sections would be located  (c) where stops would be located  (d) competition with vehicle traffic adding to congestion and air pollution?</p>	No change	It is beyond the scope of the Local Plan to address points 8 and 9 of this comment. Whilst the Local Plan could safeguard land along London Road for Tramlink works at this stage it is an aspiration set out in the adopted Strategic Policies for a tram extension and it does not form part of Transport for London's business plan. Should at a later date the Council be successful in persuading the Mayor and Transport for London of the benefit of a tram extension then further detailed work would be undertaken and safeguarding, if required, included in a future version of the Local Plan.

1949/01/004/Non-specific/C

Beth Havelock

Comment

*Transport for London*

TfL is currently working on a 2030 vision for the Tram network, to accommodate the growth in demand as a result of new jobs and homes, and deliver an improved and reliable service that would also support the regeneration of Croydon Town Centre, for example the Dingwall Loop and tram upgrade plans. The project includes ongoing work such as expansions to the network and the Dingwall Loop proposals, as well as longer term plan for trams across south London including links to the underground network. The site specific policies should where appropriate seek to secure the necessary areas of land and identify development sites that may be required to assist in the delivery of Tram improvements.

The site specific policies should where appropriate seek to secure the necessary areas of land and identify development sites that may be required to assist in the delivery of Tram improvements.

No change

The comment is noted and dealt with under the specific requests regarding particular sites.

2780/01/002/Non-specific/O	Graham Dyke	Object	Soundness - Effective	<p>I live in Coulsdon and wish to strongly object about the constant developments taking place without adequate parking being provided. Coulsdon where I have lived for 60 yrs is a shambles parking wise and is rapidly becoming a total dump.. The closure of the Lion green park without any new parking is absurd. As a result many people including myself are unable to use coulsdon as much as we want to as there simply is nowhere to park as all the street parking is always occupied and aldi is only for 90 mins which is far too little and that park is already always full anyway with queues into the road a lot of the time blocking any through traffic.</p> <p>Coulsdon is basically full even before we have the absurd cane Hill development which noone wants. After that opens parking will be even worse as people will still want to use their cars to go to the bigger shops in coulsdon. The development of the lion green road car park area is ok in theory but without as least as many places to park as there is now it will make things even worse. I can never eat out in coulsdon now as even in the evenings there is nowhere to park now so I go elsewhere. Do you really want the legacy of this labour council to be that you effectively destroyed the small businesses in coulsdon and drove the shoppers to other areas because that's what it will be unless we have more parking and now.</p> <p>The cost of parking in Coulsdon and Croydon is a joke. Are u aware that its possible to park in Lewes in sussex for 1.50 for 8 hrs and surprise surprise the shops are thriving and very few empty ones unlike coulsdon.</p> <p>What is it about providing car parks that is so difficult to solve? Without them coulsdon will die as a shopping center but maybe that's what you want so all the shops can be turned into dwellings.</p>	Change	Specific reference to car parking will be made in the allocation of the Lion Green Road car park within the Local Plan to ensure that car parking provision is maintained and improved in Coulsdon District Centre in the future.
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2804/01/010/Non-specific/O	Jim Gibbons	Object	<p>There are many references to this subject within the plan but no mention of Park &amp; Ride. Croydon wisely promoted the Tramlink concept which is approaching its 20th year of operation. There has, however been no attempt to capitalise on the P&amp;R concept to reduce road congestion as has been introduced in many other large conurbations and I would request that the plan includes this issue.</p>	No change	Park and Ride was considered during the preparation of the Croydon Local Plan: Strategic Policies and was not considered deliverable in Croydon.
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3396/01/010//O	Ms A Pavon-Lopez	Object		<p>I would like answers to the following questions:</p> <p>What additional access roads are you proposing that would serve this large increase in housing? Where would these go and how would it affect existing roads and neighbourhoods?</p> <p>What additional public transport are you proposing that would serve this large increase in local population, especially if you are not going to be providing additional parking?</p> <p>How will you managing the increase in car and public transport demand, considering that the area is gridlocked already every morning and evening, and very busy during the</p>	No change	The Infrastructure Delivery Plan supports the Croydon Local Plan identifying the infrastructure to support growth. Policy SP8 requires a transport assessment to be carried out for all major developments which would consider the impact of proposed development on local transport.
1350/06/014/10.003/C	Helen Buckland <i>Environment Forum</i>	Comment	10.003	<p>Strategic Policy para 10.3. Carbon dioxide emissions</p> <p>The Forum agrees with the Council's view that congestion and use of private transport lead to increased carbon emissions, and supports actions that will reduce those emissions. In view of the recent revelations about car manufacturers doctoring their emissions test results.</p> <p>•Recommendation- that the Council should seek guidance on whether the 1,600kt of CO2 a year mentioned in para 10.3 is actually higher in reality if the real emissions of these cars are factored in.</p>	No change	The support is welcomed and the comment noted.

0082/02/003/10.006/O	Ms Anne Bridge <i>Canning and Clyde Road Resident</i>	Object	Soundness - Effective 10.006	Section 10.6 is far too weak. It currently states, 'All major development proposals should demonstrate by means of a Transport Assessment, Travel Plan, Construction Logistics Plan and Delivery & Servicing Plan, or equivalents, how they will promote measures to increase the use of public transport, cycling and walking and that they will not result in a severe impact on the local transport networks.' It should include the requirement for the developer specifically to come up with a good quality (not poor quality as in the case of the Gateway Arena) road traffic plan. For as far as the development may affect local roads, the developer should be required to produce detailed and comprehensive plans for how traffic will be managed. This may include reworking traffic junctions. For example, the Westfield Hammerson development will have an impact on roads for many miles around, including from West Croydon, along St James Road, Lower Addiscombe Road, all the way to Elmers End.	No change	This is covered by the Transport Assessment which encompasses all types of transport and considers the impact of development on transport networks related to the site	
0120/02/008/10.006/O	<i>Addiscombe Residents Associatio</i>	Object	10.006	Section 10.6 is far too weak. It should include the requirement for the developer specifically to come up with a good quality road traffic plan. This was too weak with the Gateway development. The developer should be required to produce detailed and comprehensive plans for how traffic will be managed. This may include reworking traffic junctions. There is concern as to how the Westfield Hammerson development will impact traffic on roads for many miles around, from West Croydon, along St James Road, Lower Addiscombe Road, all the way to Elmers End.	The paragraph should require developers to come up with a good quality road traffic plan.	No change	This is covered by the Transport Assessment which encompasses all types of transport and considers the impact of development on transport networks related to the site

0391/02/009/10.006/C	Mrs Mira Armour <i>HOME Residents Associaton</i>	Comment	10.006	<p>DM27 Promoting sustainable travel and reducing congestion DM27 needs to take into account that there will always be people who want to use cars. We do support any safe and comprehensive changes to the layouts of roads and junctions to accommodate cycling.</p> <p>Section 10.6 currently states, 'All major development proposals should demonstrate by means of a Transport Assessment, Travel Plan, Construction Logistics Plan and Delivery &amp; Servicing Plan, or equivalents, how they will promote measures to increase the use of public transport, cycling and walking and that they will not result in a severe impact on the local transport networks.</p> <p>It should include the requirement for the developer specifically to come up with a good quality road traffic plan. The developer should be required to produce detailed and comprehensive plans for how traffic will be managed. An impact into traffic effect of the Westfield Hammerson development on roads surrounding the area is urgently needed.</p>	Paragraph 10.6 should include the requirement for the developer specifically to come up with a good quality road traffic plan. The developer should be required to produce detailed and comprehensive plans for how traffic will be managed. An impact into traffic effect of the Westfield Hammerson development on roads surrounding the area is urgently needed.	No change	A Transport Assessment as listed in paragraph 10.6 would encompass a road traffic plan as well as an assessment on the impact on all forms of transport.
0391/01/009/10.006/C	Mrs Mira Armour <i>HOME Residents Associaton</i>	Comment	10.006	<p>DM27 Promoting sustainable travel and reducing congestion DM27 needs to take into account that there will always be people who want to use cars. We do support any safe and comprehensive changes to the layouts of roads and junctions to accommodate cycling.</p> <p>Section 10.6 currently states, 'All major development proposals should demonstrate by means of a Transport Assessment, Travel Plan, Construction Logistics Plan and Delivery &amp; Servicing Plan, or equivalents, how they will promote measures to increase the use of public transport, cycling and walking and that they will not result in a severe impact on the local transport networks.</p> <p>It should include the requirement for the developer specifically to come up with a good quality road traffic plan. The developer should be required to produce detailed and comprehensive plans for how traffic will be managed. An impact into traffic effect of the Westfield Hammerson development on roads surrounding the area is urgently needed.</p>	Paragraph 10.6 should include the requirement for the developer specifically to come up with a good quality road traffic plan. The developer should be required to produce detailed and comprehensive plans for how traffic will be managed. An impact into traffic effect of the Westfield Hammerson development on roads surrounding the area is urgently needed.	No change	A Transport Assessment as listed in paragraph 10.6 would encompass a road traffic plan as well as an assessment on the impact on all forms of transport.

2605/01/008/10.006/O	Ian Broyd	Object	10.006	<p>Section 10.6 is far too weak. It should include the requirement for the developer specifically to come up with a good quality road traffic plan. This was too weak with the Gateway development.</p> <p>The developer should be required to produce detailed and comprehensive plans for how traffic will be managed. This may include reworking traffic junctions. There is concern as to how the Westfield Hammerson development will impact traffic on roads for many miles around, from West Croydon, along St James Road, Lower Addiscombe Road, all the way to Elmers End.</p>	The paragraph should require developers to come up with a good quality road traffic plan.	No change	This is covered by the requirement for a Transport Assessment which includes the impact on all forms of transport related to the site.
0535/01/005/10.011/O	Mr Peter Morgan	Object	10.011	<p>While Croydon-specific policies are needed, the London plan is inadequate and has been partly superseded by national guidance in March 2015 allowing and encouraging a more open and relaxed approach to parking. "The imposition of maximum parking standards under the last administration lead to blocked and congested streets and pavement parking. Arbitrarily restricting new off-street parking spaces does not reduce car use, it just leads to parking misery. It is for this reason that the government abolished national maximum parking standards in 2011. The market is best placed to decide if additional parking spaces should be provided</p> <p>However, many councils have embedded the last administration's revoked policies. Following a consultation, we are now amending national planning policy to further support the provision of car parking spaces. Parking standards are covered in paragraph 39 of the National Planning Policy Framework. The following text now needs to be read alongside that paragraph: "Local planning authorities should only impose local parking standards for residential and non-residential development where there is clear and compelling justification that it is necessary to manage their local road network."</p>		No change	The car parking standards in the London Plan post date the March 2015 ministerial statement as the Minor Alterations to the London Plan amended the parking requirements and was adopted post March 2015.
0535/01/008/10.014/O	Mr Peter Morgan	Object	10.014	The council may consider them (developments with a reduced amount of car parking), but there should be a presumption against this.		Change	Changes proposed to Policy DM28 mean that if a reduced amount of car parking is provided more car club spaces should be provided instead. The paragraph will be amended to reflect this.

0535/01/009/10.015/O	Mr Peter Morgan	Object		10.015	The Draft Minor Alterations to the London Plan do allow boroughs to consider higher levels of parking in areas with a low Public Transport Accessibility Level (Level 2 or below) should they wish to so this is presented as an alternative option for consultation. Croydon should clearly do so.		No change	The Local Plan already includes proposed transitional arrangements to help developers adjust to a more sustainable form of development whereby in the first years of the Plan the Council may be more relaxed about car parking in low PTAL areas.
0535/01/010/10.016/O	Mr Peter Morgan	Object		10.016	This paragraph is unduly prescriptive and restrictive. Developers should be free to provide more parking as they see fit. The public repeatedly objects on grounds of inadequate parking, and the council should ensure these concerns are met.		No change	The paragraph provides greater flexibility to developers if it is justified to enable them to adapt to more sustainable forms of development that will be required if London is to meeting its housing need without building on Green Belt.
0535/01/011/10.017/O	Mr Peter Morgan	Object		10.017	Inadequate car packing leads to parking stress and unsatisfactory development. Time and time again the council has mis-managed this issue, with too little parking blighting the lives of so many,		No change	The Local Plan seeks to balance the need for car parking against providing quality private amenity space of the sort that makes higher density developments suitable and attractive to families. Croydon and London will need to adjust to these forms of development if London is to meet its housing need without building on its Green Bet.
0082/02/004/DM27/O	Ms Anne Bridge <i>Canning and Clyde Road Resident</i>	Object	Soundness - Effective	DM27	Whilst it is desirable to promote public transport and cycling, DM27 needs to take into account that there will always be people who want to use cars. To pretend otherwise is burying the head in the sand.		No change	The policy recognises that people use cars in the clause that says that there should be no detrimental impact on the transport networks (which includes the road network) local to the site and also there being no impact on highway safety. No new development should be actively promoting car use hence the private car is not refereced in the first clause of the policy.
0120/02/007/DM27/O	<i>Addiscombe Residents Associatio</i>	Object		DM27	Whilst it is desirable to promote public transport and cycling, DM27 needs to take into account that there will always be people who want to use cars.	The policy needs to take account that people will still use their cars.	No change	The policy recognises that people use cars in the clause that says that there should be no detrimental impact on the transport networks (which includes the road network) local to the site and also there being no impact on highway safety. No new development should be actively promoting car use hence the private car is not refereced in the first clause of the policy.

0203/01/036/DM27/O	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Object	DM27	We support the promotion of walking and cycling. However, the geography and topography of Coulsdon does not lend itself easily to this. Where possible separated cycle lanes should be provided and where possible not be combined with footpaths. Coulsdon is also on the National Cycle Route 20 from London to Brighton and on Route Verte from London to Paris, which needs to be recognised in signage with safe routes where they travel or transect major roads in the area. A new cycle route along with a bridle way for Horses should be created through Cane Hill. Walking and usage of footpaths across open spaces and woodland should be encouraged and this is best done by keeping them clean, tidy and well-marked.	Cycle lanes should be improved in Coulsdon and the use of footpaths should be encouraged by keeping them clean, tidy and well-marked.	No change	The comment is noted and where this can be achieved through new development it will be through Policy DM27 which requires development to promote the use of public transport, cycling and walking.
0203/03/047/DM27/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM27	Walking and Cycling: We support the promotion of walking and cycling. However, the geography and topography of Coulsdon does not lend itself easily to this. Where possible separated cycle lanes should be provided and where possible not be combined with footpaths. Coulsdon is also on the National Cycle Route 20 from London to Brighton and on Route Verte from London to Paris, which needs to be recognised in signage with safe routes where they travel or transect major roads in the area. A new cycle route along with a bridle way for Horses should be created through Cane Hill.		No change	Where possible and directly related to the development this can be achieved through the application of Policy DM27 as worded.
0203/03/006/DM27/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM27	Transport We welcome the promotion of walking, cycling and public transport. However, this cannot be at total expense of the car. The car still provides a major form of transport for both the town centre and for the outer district centres where the geography and topography do not lend themselves easily to walking and cycling.		No change	The continued use of the car is recognised both in Policies DM27 and DM28, in terms of congestion and provision of car parking respectively.

0203/03/045/DM27/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM27	<p>Road Transport : We agree with the policy. To promote sustainable growth in Croydon and reduce the impact of traffic congestion. Although this should not be interpreted as anti-car as the car has a vital role to play in the economy of a town like Coulsdon</p> <p>Although the bypass has provided a great relief to the town centre by removing through traffic, the general increase in traffic, the closure of Lion Green car park and other local developments have increased traffic in the town centre and in surrounding roads such as Chipstead Valley Road, Lion Green Road, Portnalls Road, Marlpit Lane and the Brighton Road which are at capacity during the morning and evening peaks and even on Sundays.</p>	Welcome support	The comment is welcomed and the comments about the impact of the closure of Lion Green Road car park, local developments and the capacity of the local road network are noted.
1350/06/015/DM27/S	Helen Buckland <i>Environment Forum</i>	Support	DM27	The Forum supports Detailed Policy DM27 and particularly (c) in respect of buses on which so many of North Croydon's population depend, and as inequalities in the North further increase will depend on even more in the future.	Welcome support	
1574/02/005/DM27/O	Mr Gordon Thompson <i>Mid Croydon Conservation Area A</i>	Object	DM27	<p>DM27 Promoting sustainable travel and reducing congestion</p> <p>The two main roads adjoining this area and leading into Croydon are very busy and are often already severely congested (with a couple of "bottlenecks"/over-complex junctions), leading to "rat-running" in the network of side-roads feeding and linking them. That will be exacerbated by Westfield/Hammerson and other developments creating/attracting traffic. The effect of the Local Plan is, broadly speaking, to create an intensification of occupation/population --- which has an obvious knock-on effect on people-movement/transport. The Council needs to realise that not everyone wants to (or indeed can) cycle or use public transport (desirable, in theory, as that might otherwise be), nor can anyone be compelled to do so. It seems to us that developers should be required to produce detailed and comprehensive traffic-management plans, from the outset, for proposed schemes --- that sort of thing surely</p>	No change	The comments are noted, however Policy SP8.4 of the adopted Croydon Local Plan:Strategic Policies requires all major development proposals to be supported by transport assessments, travel plans construction logistics plans and delivery/servicing plans.

1592/01/010/DM27/O	Croydon Partnership Ltd	Object	DM27	Draft Policy DM27 relates to highway safety and the need to reduce congestion within the Borough. Option 1 (i.e. the 'Preferred Option') requires developments to promote measures to increase the use of public transport, cycling and walking; have a positive impact and not a detrimental impact on highway safety for pedestrians, cyclists, public transport users and private vehicles; and not result in a severe impact on the local road network. Whilst we agree with the principle of what the Council is trying to achieve through the preparation of this policy, it is considered that, as drafted, the policy will not always be practically achievable if Croydon's growth potential is to be realised. Instead, it is suggested that the introduction to this policy (i.e. before the criteria is listed) is revised to read: "To promote sustainable growth in Croydon, development proposals should seek to minimise the impact of traffic congestions by". It is important that the emerging policy acknowledges that a balanced approach should be taken when assessing development proposals and, importantly, schemes can be acceptable in planning terms where the benefits of the scheme outweigh the highways impacts.	The policy should state "To promote sustainable growth in Croydon, development proposals should seek to minimise the impact of traffic congestions by..	No change	Car use is inevitable from many developments but its impact can be reduced, although it is recognised that this is more challenging than simply minimising the impact. However, if the wording was changed to 'minimise' there would be far less benefit from this policy to Croydon and it may result in future development being jeopardised because of insufficient capacity of transport networks so it is not effective to change its wording.
2041/04/001/DM27/O	McKay Securities	Object	DM27	It is unreasonable to require schemes to have a positive impact only upon highway safety for road users. Schemes that preserve current levels of highway safety and have no adverse impact will also be acceptable. The policy should be amended to make it clear that schemes which have either a neutral or positive impact on road safety will be granted planning permission.		No change	The policy is worded such that all schemes must at least have a neutral impact and should have a positive impact so no change is necessary.
2605/01/007/DM27/O	Ian Broyd	Object	DM27	Whilst it is desirable to promote public transport and cycling, DM27 needs to take into account that there will always be people who want to use cars.	The policy needs to take account that people will still use their cars.	No change	The policy recognises that people use cars, in particular by requiring that there be no severe impact on the highways network arising from new development. However, the policy also seeks to promote alternative forms of transport to the car so requires developers to design their developments in such a way that other forms of transport are more accessible and attractive to residents and users.

2655/01/005/DM27/C	Luci Mould <i>Reigate and Banstead Borough Co</i>	Comment		DM27	<p>Policy DM27: Promoting Sustainable travel and reducing congestion – This policy requires development to “Not result in a severe impact on the transport networks local to the site”. We do not feel that “severe” is appropriate wording and request that alternative wording is considered to require that no detrimental impact on the transport network is created. We also consider use of the word “local” is too narrow and suggest that the wording is amended to require consideration of both the local and wider transport network.</p> <p>At a more detailed level, in terms of the areas around the Croydon and Reigate &amp; Banstead borders, and particularly in Coulsdon, we request that proper testing of transport implications of proposed development sites is carried out and appropriate transport mitigation measures are required. We request you engage with Surrey County Council as part of this process.</p>	No change	<p>Requiring no detrimental impact on transport networks would severely constrain development and accentuate the housing crisis that already exists in London and the South East as it would be difficult or impossible to achieve.</p> <p>The definition of local road networks will, as stated, vary depending on the size of the development so for larger schemes will extend to the wider network. However for minor residential development it will be much smaller and so the policy is written so as to not be a burden on them whilst still ensuring that more significant schemes do not have a detrimental impact.</p> <p>It would be expected that transport mitigation measures would be encompassed by the wording of the policy through promotion of public transport, cycling and walking and not having a significant detrimental impact on transport networks local to the site.</p>	
2716/01/001/DM27/S	Peter Jarvis <i>Chipstead Residents' Association</i>	Support	Soundness - Effective	DM27	<p>I note Option 1b of Policy DM27 and agree that developments should not have a detrimental impact on highway safety for pedestrians, cyclists, public transport users and private vehicles.</p> <p>I note also Option 1c of Policy DM27 and agree that developments should not have a severe impact on the transport networks local to the site.</p>	Welcome support		
2787/01/013/DM27/O	Cllr John Stephenson <i>Reigate and Banstead Borough Co</i>	Object		DM27	<p>Option 1c on P 113 states ‘not result in severe impact on the transport network local to the site’. The proposed developments in Coulsdon will almost certainly have a severe impact on the transport network, contrary to this policy. The words ‘local to the site’ are restrictive and not definitive. I would suggest that they are replaced by ‘impacted by the site’.</p>	The words 'local to the site' should be replaced by 'impacted by the site'.	No change	The supporting text makes clear that local to the site is not restrictive and can cover a wide area, which may be more than 'impacted by the site'.
3729/01/002/DM27/O	Mr J Luthra	Object	Soundness - Effective	DM27	<p>I own several properties in Croydon and belong to a large family who all strongly object to the local plan on the basis it encourages: -More congestion on already saturated roads</p>	No change	This policy would restrict developments with would have a severe impact on local road networks in Croydon.	

Transport issues and parking needs – The Strategic Plan, section 10 states “Croydon has a strategic objective to improve accessibility, connectivity, sustainability and ease of movement to, from, and within the borough”...“policy...is to ensure that individual developments consider these matters”. Consideration of transport and parking is currently a very weak area of planning outcomes. Travelling through the borough by public or private transport is a bad experience. The increase in the number of vehicles on key roads in the borough has been exceptionally rapid. Extensive traffic congestion is evident during many hours of the day. In the south of the borough, the two main roads A22 and A23 are choked with vehicles moving from bottleneck to bottleneck. More traffic is using side roads in order to circumvent the main roads. Side roads are now becoming choked with traffic. There is no evidence of any attempt to speed traffic flows – on the contrary constricting wide roads to single carriageways by the use of road markings, plus, instead of indenting bus stops so that the bus can pull out of the traffic flow, many bus stops have been built out from the sidewalks.

The entire transport network needs to be re-evaluated, with a different mindset and approach. Statements about vehicle pollution are inappropriate. If improvements are required in air quality in the vicinity of roads it is the vehicle manufacturers who must be held to account. Where national and local elected representatives are concerned about air quality they must exert pressure on vehicle manufacturers to improve their output. Elected representative should acknowledge that all their constituents (rich or poor) aspire to have a personal ability to access their own transport to improve their life experiences. Accordingly, to try to satisfy the aspirations of constituents, there should be a motivation to improve road availability (wider roads, removal of bottlenecks, availability of parking - especially at train stations and within retail areas - as well as the provision of public transport). The whole mindset at the moment seems to be to make life as difficult as possible for the aspiring owner of private transport. Council and Transport for London planners need a complete re-think.

The comment is noted. The policy does seek to approach use of transport differently by ensuring the developments take account of their impact on local transport networks and are designed in such a way as to encourage people to walk, cycle or use public transport.

Policy DM28 (page 115-116- CLP2) requires developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The RRA are watching with alarm in our area, the increased on street parking that is occurring principally because of the Council's poor planning policies on parking. More on street parking is creating huge implications for road safety for both pedestrians, motorists and cyclists. The Council assumes that this will lead to fewer people owning their own car. In fact, it is leading to more and more pressure on on-street parking. The Council should be allowing higher levels of parking in all locations than the London Plan contemplates, because so many of our District centres (such as Purley and Coulsdon) already have very severe parking problems. Policy We believe the Council also need to follow policies that other Local Authorities are adopting in respect of increased on-site parking. We also believe that all new houses, if they have garages, they should be a minimum size of 7m x 3m (internal measurements) and with a minimum 7 foot door opening, to accommodate larger modern day vehicles. Existing garages attached to properties should not be allowed to be demolished and/or converted into residential accommodation, unless the same amount of parking provision is made available within the curtilage of the property to meet the minimum requirements below. Construction of roads should be a minimum of 7m wide, with at least one, 1m wide pavement.

The policy should be amended to increase the amount of parking in areas of low public transport accessibility and ensure new garages are built to accommodate modern cars.

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking.

The planning for car parking is part of the overall London dilemma.

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

As far as it impacts "Addiscombe" the lack of car parking space, when large older property is converted into multiple flats, blocks roads and junctions and makes it difficult for service vehicles (e.g. street cleaning, gulley cleaning) to gain access. The infrastructure therefore deteriorates and there is a general build-up of rubbish. Of course we will meet the objectives of this policy at a cost to the community. I request a policy on provision of adequate parking for homes converted into multiple occupancy and in intensified development areas block of flats must have adequate parking spaces and include traffic management planning to avoid disruption of existing roads and junctions.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

Trams have improved transport and reduced the need for cars but little though was given to the resultant commuter parking near Sandilands and Addiscombe tram stops. The policy makes no mention of the need for car parking facilities near to the transport hubs.

The comments about car parking in shopping parades (and the cost of it) is outside the remit of the Local Plan which can only consider loss of parking and provision of spaces in proposed developments.

Lack of parking and the introduction of parking restrictions "killed" the excellent Cherry Orchard Road Shopping Parade. People drove from outside the immediate area to access individual high quality shops (Baker, Farm Butcher, Greengrocer, Shoe Repair shop that also worked for Harrods). I suggest a more positive encouragement of local shopping parades e.g. Cherry Orchard Road specifically application for TFL funding as used for our local Addiscombe Shopping Area

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0120/02/015/DM28  
(Option 1)/O

*Addiscombe Residents Associatio*

Object

DM28 (Option 1)

In areas of low public transport and low accessibility there should be higher levels of parking requirements from developments. Restricting parking spaces has never lead to fewer people owning their own car; it just leads to greater competition for existing spaces and tensions in the existing communities.

There should be higher levels of parking in areas of low public transport.

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

0122/05/014/DM28  
(Option 1)/O

Mrs Hilary Chelminski

*Addiscombe & Shirley Park RA*

Object

Soundness -  
Effective

DM28 (Option 1)

6.Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. Restricting parking spaces in such areas doesn't lead to fewer people owning their own car; it just leads to greater competition for existing spaces.

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

0203/01/020/DM28 (Option 1)/O	Mr Charles King  <i>East Coulsdon Residents' Associat</i>	Object	DM28 (Option 1)	The existing parking provision in new developments has proved inadequate especially where these take place in Controlled parking zones. As a result parking is spread across surrounding areas and this has been the cause of many parking rage incidents requiring attendance by the police. Car Ownership in Coulsdon in both social and owned property is nearer that of neighbouring Surrey than London and this should be reflected in the provision in new developments which should have parking spaces to reflect this.	Higher levels of car parking provision should be made in areas such as Coulsdon.	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.  Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
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0391/02/004/DM28 (Option 1)/C	Mrs Mira Armour  <i>HOME Residents Associaton</i>	Comment	DM28 (Option 1)	CHANGE In areas of low public transport and low accessibility there should be higher levels of parking requirements from developments. Restricting parking spaces has never lead to fewer people owning their own car; it just leads to greater competition for existing spaces and tensions in the existing communities.	In areas of low public transport and low accessibility there should be higher levels of parking requirements from developments	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.  Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
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0391/01/004/DM28 (Option 1)/C	Mrs Mira Armour  <i>HOME Residents Associaton</i>	Comment	DM28 (Option 1)	CHANGE In areas of low public transport and low accessibility there should be higher levels of parking requirements from developments. Restricting parking spaces has never lead to fewer people owning their own car; it just leads to greater competition for existing spaces and tensions in the existing communities.	In areas of low public transport and low accessibility there should be higher levels of parking requirements from developments	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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0431/01/005/DM28 (Option 1)/O	Mr S Williams	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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0535/01/004/DM28 (Option 1)/O	Mr Peter Morgan	Object	DM28 (Option 1)	Respondent supports the objectives but states that the policies go against "improving accessibility, connectivity, sustainability and ease of movement to..."	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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0535/01/006/DM28 (Option 1)/O	Mr Peter Morgan	Object	DM28 (Option 1)	Council should follow Option 2 - This is necessary to meet community aspirations and needs, and to promote successful development. It also accords with the new government guidance above. Option 2 should be amended by PTAL 4 or at least PTAL 3, and not only PTAL 1 and 2	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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0606/01/001/DM28  
(Option 1)/O

Enid Allen

Object Soundness - DM28 (Option 1)  
Justified

The idea that very few parking spaces are needed for developments because they happen to be in a town which has some transport facilities is not appropriate in outer London towns like Purley. I understand that this is presently part of the Mayor for London's current plan and no doubt is appropriate in central London. In Purley it quite simply cannot be and will exacerbate the problems we already have with on-street parking in residential roads.

I have in mind particularly the proposed development of the Purley Baptist Church: some 200 flats (1-, 2- and 3- beds) with only 38 parking spaces proposed. It would be likely that most of these flats will have one car and quite a few, at least two cars. They will need to park somewhere and that will be in nearby roads, already congested in the day time with commuter parking as the Council has not developed a reasonable policy to deal with commuter parking (many will not pay the fees for parking anywhere near the station). It is really time that some serious thought is given to quality of life and sustainability of the environment, particularly for those who have been here for many years and whose enjoyment of our properties will be adversely affected.

I understand that a new school is proposed for the site opposite the gym on Brighton Road so that will alleviate pressures on primary school places somewhat, but the Council really need to reject the central London idea of almost zero parking facilities. I do hope you will revise your plans.

Revise Policy DM28 to reconsider the strategy of the quantum of parking for developments relating to the existing transport facilities (Public Transport Accessibility Levels), for outer London towns like Purley and reject the idea of central London of zero parking facilities and include a reasonable policy to deal with commuter parking.

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

0606/01/002/DM28 (Option 1)/O	Enid Allen	Object	Soundness - Justified DM28 (Option 1)	<p>The idea that very few parking spaces are needed for developments because they happen to be in a town which has some transport facilities is not appropriate in outer London towns like Purley. I understand that this is presently part of the Mayor for London's current plan and no doubt is appropriate in central London. In Purley it quite simply cannot be and will exacerbate the problems we already have with on-street parking in residential roads.</p> <p>I have in mind particularly the proposed development of the Purley Baptist Church: some 200 flats (1-, 2- and 3- beds) with only 38 parking spaces proposed. It would be likely that most of these flats will have one car and quite a few, at least two cars. They will need to park somewhere and that will be in nearby roads, already congested in the day time with commuter parking as the Council has not developed a reasonable policy to deal with commuter parking (many will not pay the fees for parking anywhere near the station). It is really time that some serious thought is given to quality of life and sustainability of the environment, particularly for those who have been here for many years and whose enjoyment of our properties will be adversely affected.</p>	Revise Policy DM28 to reconsider the strategy of the quantum of parking for developments relating to the existing transport facilities(Public Transport Accessibility Levels), for outer London towns like Purley and reject the idea of central London of zero parking facilities and include a reasonable policy to deal with commuter parking. Include more parking in the proposed development of the Purley Baptist Church site.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
1350/06/016/DM28 (Option 1)/S	Helen Buckland  <i>Environment Forum</i>	Support	DM28 (Option 1)	The Forum supports Detailed Policy DM28 to reduce the impact of car parking in new development. It has no preference as to which option.		Welcome support	
1592/01/011/DM28 (Option 1)/O	<i>Croydon Partnership Ltd</i>	Object	DM28 (Option 1)	Draft Policy DM28 sets out criteria that new development must meet in terms of car parking provision with the aim of promoting sustainable growth in the Borough. Table 10.1 either directly makes reference to the London Plan standards, or provides standards in accordance with the London Plan standards. We agree with the principle of referring to the London Plan standards, however we strongly urge the Council to, if looking to formally adopt draft Policy DM28 in due course, make reference to the Croydon OAPF. The OAPF (in Chapter 8) specifically considers parking scenarios for the Retail Core and wider CMC in detail and should therefore be referred to in Policy DM28.	The policy should make reference to the OAPF and its parking scenarios.	Change	The Croydon Opportunity Area Planning Framework will be listed as a key supporting document for this policy and an additional paragraph added to the supporting text to refer to the OAPF for consideration of car parking in the Opportunity Area.

1713/02/013/DM28 (Option 1)/O	Alison Connor	Object	Soundness - Effective	DM28 (Option 1)	<p>The draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for.</p> <p>The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking. Which already happens in the north of the borough. In fact what the Council should be doing in these areas is increasing the number of parking spaces.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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1717/01/002/DM28 (Option 1)/O	Andrew Black	Object		DM28 (Option 1)	<p>My principle objection is on the grounds that the local road infrastructure cannot accommodate the increase in housing of up to 751 new homes in Shirley together with other housing increases implied in site 938, DM31.4 and DM28.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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1788/01/011/DM28 (Option 1)/O	Alice Desira	Object	Soundness - Effective	DM28 (Option 1)	Policy DM28 (p115-116) of the draft Plan will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking. You need to allow higher levels of parking in all locations because so many of our town centres (such as Purley and Coulsdon) already have very severe parking problems. Policy DM29 (p120) prohibits temporary car parks, however these may sometimes be needed to alleviate the problem.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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1797/01/009/DM28 (Option 1)/O	Andrea Telman	Object		DM28 (Option 1)	I totally disagree to the following planning applications which would spoil the character of our local environment and threaten our green belt. I choose to live in an area that is peaceful and quiet and resent the changes that are being forced upon me. In the spirit of true democracy I wish to make clear my objection to the following developments - Policy DM2 (p18); Policy DM40.1 (p166); Policy 40.4, Table 11.3, Site 30 (p168) ; Policy 40.4, Table 11.3, Site 61 (p168). ; Policy DM41.3, Table 11.14, site 306 (p171); Policy DM44.2, Table 11.17, site 661 (p179). ; Policy DM44.2, Table 11.17, site 662 (p179); Policy DM28 (p115-116); Policy DM35, Table 11.8, Site 945 (p146); and Policy DM31.4 (p126)	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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1800/01/008/DM28 (Option 1)/O	Carly Litchfield	Object	DM28 (Option 1)	Objection applies to pages 115 and 116; but no additional comments provided.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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1827/01/012/DM28 (Option 1)/O	Jane & Paul Riley	Object	Soundness - Effective	DM28 (Option 1)	Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility	Will be calling for Policy DM28 to allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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1829/01/007/DM28 (Option 1)/O	Christine Cafferkey	Object	Soundness - Effective	DM28 (Option 1)	Policy DM28 (p115-116) of the draft Plan will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking. I will be calling for Policy DM28 to allow higher levels of parking in all locations than the London Plan contemplates, because so many of our District centres (such as Purley and Coulsdon) already have very severe parking problems. Policy DM29 (p120) prohibits temporary car parks.	This is too restrictive as temporary car parks may sometimes be needed.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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1843/01/008/DM28 (Option 1)/O	Mrs A L Winkley	Object		DM28 (Option 1)	I object to DM28		Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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1853/01/009/DM28 (Option 1)/O	Brian Matthews	Object	DM28 (Option 1)	Policy DM28 (p115-116) Many of our District centres (such as Purley and Coulsdon) already have very severe parking problems. Policy DM29 (p120) prohibits temporary car parks. This is too restrictive as temporary car parks may sometimes be needed.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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1856/01/006/DM28 (Option 1)/C	Chris Sleight		DM28 (Option 1)	<p>Policy DM28 (p115-116): The requirement for developers to provide fewer parking spaces is insanity in a borough where parking is a ubiquitous issue. The idea that people will abandon their cars because the council thinks it is a good idea is pure fantasy on your part. The requirement should be for increased parking, particularly in areas of denser population, and/or where public transport is lacking. Reducing the requirement to provide parking with developments simply increases on-road parking, increasing congestion and making our roads more dangerous. This policy is moronic</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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1883/02/009/DM28 (Option 1)/O	David Hurst	Object	DM28 (Option 1)	Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. Restricting parking spaces in such areas doesn't lead to fewer people owning their own car; it just leads to greater competition for existing spaces.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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1886/01/007/DM28 (Option 1)/C	David Smith		DM28 (Option 1)	<p>Lack of Parking in new developments Policy DM28 (p115-116) of the draft Plan will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The assumption that less parking spaces will lead to fewer people owning their own car. Has been proven to be unfounded. In reality people will continue to use their own cars unless good public transport alternatives are provided and this will only lead to more and more pressure on on-street parking. I believe Policy DM28 should be changed to allow higher levels of parking in all locations than the London Plan contemplates, because so many of our District centres, such as Purley and Coulsdon for example already have very severe parking problems.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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1887/01/006/DM28 (Option 1)/O	David Osland	Object	DM28 (Option 1)	Policy DM28 (p115-116) of the draft Plan will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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1894/01/008/DM28 (Option 1)/O	Mr & Mrs Derek & Sue Reeves	Object	DM28 (Option 1)	<p>We would make the following objections to the proposed Draft Local Plan which is a poorly disguised attack on the southern part of the Borough</p> <p>Policies DM 28</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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1900/01/005/DM28 (Option 1)/O	Dr S Mohiud-din	Object	DM28 (Option 1)	<p>Lack of Parking in new developments</p> <p>Policy DM28 (p115-116) of the draft Plan will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking. I will be calling for Policy DM28 to allow higher levels of parking in all locations than the London Plan contemplates, because so many of our District centres (such as Purley and Coulsdon) already have very severe parking problems. Policy DM29 (p120) prohibits temporary car parks. This is too restrictive as temporary car parks may sometimes be needed.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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1903/01/003/DM28 (Option 1)/O	Edgar Fielding	Object	DM28 (Option 1)	<p>I am not certain if it is general policy of the Council to grant Planning permission with more flats in a converted building to parking places but if the development at 164 Pampisford Road is an indication, then it must be. Planning permission has been given for building 9 flats from a 3 bedroomed house and allowance for only five car parking spaces. The overspill which seems inevitable will park off street in Barnards Place an adjacent cul-de-sac, which is already seriously congested and dangerous.</p>	The number of car parking spaces for new developments should be reconsidered.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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1904/01/011/DM28 (Option 1)/O	Emma Smith	Object		DM28 (Option 1)	Object to Policy DM28, which should allow higher level of parking in developments of low public transport accessibility.		Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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1918/01/012/DM28 (Option 1)/O	Mr Gareth Champion	Object	Soundness - Effective	DM28 (Option 1)	Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility	Will be calling for Policy DM28 to allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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1926/01/004/DM28 (Option 1)/O	Councillor Luke Clancy	Object	Soundness - Effective	DM28 (Option 1)	I object to policy DM28: Car and Cycle Parking in New Development, as this will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Plan assumes that this will lead to fewer people owning cars when in fact it will lead to more and more pressure on on-street parking.	The policy should be amended to allow higher levels of parking in all locations that the London Plan contemplates, because so many of our District centres already have very severe parking problems.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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1926/02/005/DM28 (Option 1)/O	Councillor Luke Clancy	Object	Soundness - Effective	DM28 (Option 1)	I object to policy DM28: Car and Cycle Parking in New Development, as this will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The policy should allow higher levels of parking in all locations that the London Plan contemplates, because so many of our District centres already have very severe parking problems.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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1993/01/010/DM28 (Option 1)/O	Graham & Kate Marsden	Object	DM28 (Option 1)	The proposal to offer even fewer car parking spaces in areas of low public transport accessibility is objected to. The figures are already unrealistically low.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2056/01/011/DM28 (Option 1)/O	Councillor Dudley Mead	Object	DM28 (Option 1)	I object to policy DM28: Car and Cycle Parking in New Development, as this will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Plan assumes that this will lead to fewer people owning cars when in fact it will lead to more and more pressure on on-street parking. The policy should be amended to allow higher levels of parking in all locations that the London Plan contemplates, because so many of our District centres already have very severe parking problems.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2128/02/016/DM28 (Option 1)/O	Cllr Steve O'Connell AM	Object	DM28 (Option 1)	Greater provision for parking should be made in areas where there is low public transport accessibility. Developers will be required to provide fewer parking spaces for areas of low public transport accessibility than the London Plan counsels. More pressure on on-street parking will ensue. DM28 should be amended to permit greater parking provision in all locations, due to Purley and Coulsdon already suffering from a distinct lack of parking provision.	Greater provision for parking should be made in areas where there is low public transport accessibility.	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.  Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
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2131/01/010/DM28 (Option 1)/O	Ronald H. Street	Object	DM28 (Option 1)	I object to Policy DM28 which should allow higher levels of parking in developments of low public transport accessibility.		Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.  Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
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2147/01/013/DM28 (Option 1)/O	Patrick Thomas	Object	DM28 (Option 1)	I am writing to record my objection to DM28 that would allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2178/01/005/DM28 (Option 1)/O	Anne Barnes	Object	DM28 (Option 1)	I am writing to object to the following: 4 Policy DM 28 which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2199/01/002/DM28 (Option 1)/O	August & Wendy Kolster	Object	DM28 (Option 1)	<p>1.Loss of greenbelt, green spaces, parks, gardens, etc. (Policy DM2 – page 18, Policy DM28 – pages 115-116, Policy DM40.1 – page 166)</p> <p>We believe that having ample green spaces is essential for a good quality of life. As such we feel that it is inappropriate to use the already limited existing green spaces for housing, retail, etc. If anything, in some instances new green spaces should probably be created whenever old buildings are pulled down!</p>	No change	Objection noted. Comment not relevant to policy DM28.
2199/01/004/DM28 (Option 1)/O	August & Wendy Kolster	Object	DM28 (Option 1)	<p>2.Parking (Policy DM28 – pages 115-116, Policy DM40.1 – page 166)</p> <p>The parking issue appears totally out of control. In our immediate neighbourhood we see new buildings being constructed that are substantial in size (4 / 5 bedrooms) but that are relatively "crammed in", with sometimes just a single garage and very limited or no additional off-street parking capability. Especially on main roads, the sometimes thoughtless manner of street parking (e.g. right at street corners) creates hazardous traffic situations. To maintain streets that are safe and clear to drive through, the aim should be to have as much off-street parking as possible, in particular with new developments where this can be readily achieved. With the typical number of cars in a household these days being at least 2 or 3, a similar number of off-street parking spaces should be required (or more, depending on the size of the property).</p> <p>When it comes to in-town parking, disposing of existing car parking facilities in towns like Purley or Coulsdon is equally concerning as there is already a shortage of parking facilities. The recent loss of the main Coulsdon car park means we now no longer go to Coulsdon for shopping or to visit restaurants.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>

2199/01/005/DM28 (Option 1)/O	August & Wendy Kolster	Object	DM28 (Option 1)	2.Parking (Policy DM28 – pages 115-116, Policy DM40.1 – page 166)	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
				<p>The parking issue appears totally out of control. In our immediate neighbourhood we see new buildings being constructed that are substantial in size (4 / 5 bedrooms) but that are relatively "crammed in", with sometimes just a single garage and very limited or no additional off-street parking capability. Especially on main roads, the sometimes thoughtless manner of street parking (e.g. right at street corners) creates hazardous traffic situations.</p> <p>To maintain streets that are safe and clear to drive through, the aim should be to have as much off-street parking as possible, in particular with new developments where this can be readily achieved. With the typical number of cars in a household these days being at least 2 or 3, a similar number of off-street parking spaces should be required (or more, depending on the size of the property).</p> <p>When it comes to in-town parking, disposing of existing car parking facilities in towns like Purley or Coulsdon is equally concerning as there is already a shortage of parking facilities. The recent loss of the main Coulsdon car park means we now no longer go to Coulsdon for shopping or to visit restaurants.</p>		

2301/01/009/DM28 (Option 1)/O	Breda Mohan	Object	DM28 (Option 1)	Policy DM28 which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2302/01/010/DM28 (Option 1)/O	Brenda Stratford	Object	DM28 (Option 1)	I object to Policy DM28	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2357/01/005/DM28 (Option 1)/O	Mr & Mrs A.M. & K.M. Bean	Object	DM28 (Option 1)	<p>I am writing to strongly object to: 4. Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2364/01/002/DM28 (Option 1)/O	Alison Crane	Object	Soundness - Effective DM28 (Option 1)	In an ideal world we would have less cars, walk less and cycle more and therefore need less parking spaces. This is a dream world. In reality people need parking spaces and if there is not sufficient provision for parking in new developments this will just cause further problems in the future. People will still own cars in Croydon for the foreseeable future and they will park them in neighbouring roads .	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.  Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
2365/01/003/DM28 (Option 1)/O	Mrs Ash Lewis	Object	DM28 (Option 1)	Policy DM28 which seems to say developers can provide fewer car parking spaces in new developments to encourage use of public transport. Well, this only works when public transport is on your doorstep. If it isn't you will merely encourage on street parking and really we have far too much of that already. You've only got to have some building work on that type of road for total gridlock. For example, the residential part of Russell Hill Road in Purley at 5pm is a total mess at present. I was stuck in gridlocked traffic there for 10 minutes as a combination of far too many new build flats and on street parking plus even more new developments and builder's traffic means you cannot not move. Dreadful. If this policy is not restricted in some way you will have this happening throughout the borough. A disaster awaits	No change	Objection noted but not substantiated in planning terms.

2371/01/009/DM28 (Option 1)/O	Christopher Palmer	Object	DM28 (Option 1)	<p>Policy DM28 which should allow higher levels of parking in developments of low public transport accessibility.</p> <p>The roads in the area are already congested causing visitors to the houses difficulty in finding somewhere to park, particularly as commuters park their cars to catch the buses into Croydon. To build this amount of homes and insufficient parking spaces would cause cars to be parked across drives (sometimes happens now!) and frustration on the part of the local residents.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2429/02/006/DM28 (Option 1)/O	Mr & Mrs E Abdul-Nabi	Object	Soundness - Effective	DM28 (Option 1)	<p>DM28 should allow higher levels of car parking in developments with low public transport accessibility.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2450/02/014/DM28 (Option 1)/O	Mr & Mrs Jeffrey	Object		DM28 (Option 1)	I will be calling for Policy DM28 to allow higher levels of parking in developments of low public transport accessibility.	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
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2540/01/010/DM28 (Option 1)/O	Mrs Sandra Cooper	Object	Soundness - Justified	DM28 (Option 1)	I object to Policy DM28 allowing higher levels of car parking.	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
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2541/01/009/DM28 (Option 1)/O	Ms Susanne Million	Object	DM28 (Option 1)	Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2544/01/009/DM28 (Option 1)/O	Sara Palmer	Object	DM28 (Option 1)	<p>Policy DM28 which should allow higher levels of parking in developments of low public transport accessibility.</p> <p>The roads in the area are already congested causing visitors to the houses difficulty in finding somewhere to park, particularly as commuters park their cars to catch the buses into Croydon. To build this amount of homes and insufficient parking spaces would cause cars to be parked across drives (sometimes happens now!) and frustration on the part of the local residents.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2551/01/002/DM28 (Option 1)/O	Ms Josslynn Wilkins	Object	DM28 (Option 1)	Policy DM28 which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2564/01/013/DM28 (Option 1)/C	Mrs Shirley M Kell	Comment	DM28 (Option 1)	In my immediate area most of the residential roads are already filled with parked cars/vans day and night. I fail to understand how offering fewer parking spaces solves anything! I strongly object to this proposal.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2566/01/009/DM28 (Option 1)/O	Mrs S White	Object	DM28 (Option 1)	Policy DM28 which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2582/01/002/DM28 (Option 1)/O	Ms Ellie London	Object	DM28 (Option 1)	The policy should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2598/01/005/DM28 (Option 1)/O	H A Chakera	Object	Soundness - Effective	DM28 (Option 1)	<p>I strongly object to your policies .</p> <p>DM 2 DM 40 DM 40.4 DM 41.3 DM 44.2, DM 28 DM 3 DM 31.4</p> <p>Local shopping parades are empty due to draconian parking charges Whitgift and Centrale are empty Office Blocks empty</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2604/01/005/DM28 (Option 1)/C	I and W Smith			DM28 (Option 1)	<p>Policy DM28 which should allow higher levels of parking in developments of low transport accessibility not less as the daytime parking in residential roads is already beyond a joke.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2605/01/015/DM28 (Option 1)/O	Ian Broyd	Object	DM28 (Option 1)	In areas of low public transport and low accessibility there should be higher levels of parking requirements from developments. Restricting parking spaces has never lead to fewer people owning their own car; it just leads to greater competition for existing spaces and tensions in the existing communities.	There should be higher levels of parking in areas of low public transport.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2606/01/005/DM28 (Option 1)/O	A&J Mitchell	Object	DM28 (Option 1)	We object to this policy		Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2635/01/047/DM28 (Option 1)/O	Paul Sandford  <i>Bourne Society</i>	Object	DM28 (Option 1)	Finally, on the general matter of parking provision in district centres, a more realistic approach should adopted, with well designed and affordable LA provided car parks (if necessary multistory) and less reliance on the goodwill towards non-customers of retailers (such as Wairose and Aldi in Coulsdon) in order to support local businesses and services. Such car parks should have long term permit space for local residents in flats developments with inadequate parking provision. In addition, railway stations should have adequate Park & Ride facilities for long-term parking to avoid the daytime dumping by commuters of cars in residential streets outside restricted zones.	Change	Policy DM28 has been amended to require that applicants demonstrate that any car parking that is lost in new development is not needed.
2635/01/015/DM28 (Option 1)/O	Paul Sandford  <i>Bourne Society</i>	Object	DM28 (Option 1)	I object to policy DM28: Car and Cycle Parking in New Development, as this will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Plan assumes that this will lead to fewer people owning cars when in fact it will lead to more and more pressure on on-street parking. The policy should be amended to allow higher levels of parking in all locations that the London Plan contemplates, because so many of our District centres already have very severe parking problems.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>

2666/01/008/DM28 (Option 1)/C	C Morley-Smith	Comment	Soundness - Effective	DM28 (Option 1)	The respondent questions the provision of affordable housing and if this will really be "affordable". Is there provision for lower earning families and not just for young high earning professionals. Appropriate housing needs to be provided for immigrants and asylum seekers. Furthermore, insufficient long term thought has been given to all the infrastructure needed to support all these developments, in particular car parking and traffic control.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2673/01/004/DM28 (Option 1)/O	Dewi Jones	Object	DM28 (Option 1)	<p>In addition to changes in the housing stock, these proposals would significantly alter the population density. Most individuals continue to aspire to own a car and for many this is a necessity in order to travel to and from work.</p> <p>Public transport will never cover the needs of all people particularly those that need their vehicles as an integral part of their work. The proposed dramatic increase in dwellings and population density will add to the demand for on-street parking which is already an acute problem in some parts of Forestdale. (Polley DM28 of Croydon local Plan - fewer parking places)</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2675/01/005/DM28 (Option 1)/O	Lynn Colthart	Object	Soundness - Effective DM28 (Option 1)	Should allow for higher levels of parking in developments of low public transport accessibility.	Should allow for higher levels of parking in developments of low public transport accessibility. Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2695/01/005/DM28 (Option 1)/C	Cllr Chris Wright  <i>London Borough of Croydon</i>	Comment	DM28 (Option 1)	<p>We wonder why when parking is severely restricted in new developments, is there no clear policy for discussions with The Mayor on increasing transport facilities within the borough, creating better accessibility to rail and tram stations and providing closer access to bus routes for new developments. There is continuing concern about the lack of planning for the increase and not decrease in car ownership especially in areas such as a Coulsdon East where public transport is limited and not likely to improve and request is made for a better understanding of the different needs of different parts of the borough in this respect. Concern was also expressed at policy DM28 as this did not address the need for more parking provision in developments that were away from easy access to public transport and not enough thought was given to gradients from new developments to bus and train services. This is particularly relevant in Coulsdon east which has some of the steepest hills in the borough and some of the farthest distances from public transport.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2700/01/006/DM28 (Option 1)/O	Mr & Mrs Thomas	Object	Soundness - Effective	DM28 (Option 1)	When we moved into the house there were never any cars parked in the road but now the road is full every night of parked vehicles. Making fewer parking spaces would only increase the number of parked vehicles. Unfortunately most people cannot be weaned away from their reliance on their cars.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2723/01/005/DM28 (Option 1)/O	Mr Christopher Knight	Object		DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2725/02/002/DM28 (Option 1)/O	Carol Munns	Object	DM28 (Option 1)	Surely this is ridiculous as everyone has the right to own a car.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2725/01/002/DM28 (Option 1)/O	Carol Munns	Object	DM28 (Option 1)	<p>There is more pressure on parking spaces with the main Pixton Way now ridiculously over-used for parking. This causes difficulties for the buses which at weekends. Can barely move through the parked cars. Yet the Council DM 28 want to reduce parking spaces whilst increasing the amount of people living here. Sorry but you are under an illusion that less people will need a car - they will consider it their right to own one. And why not!! Public transport is already used to its full capacity.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2740/01/009/DM28 (Option 1)/O	Mr Ian K White	Object	DM28 (Option 1)	Policy DM28 which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2741/01/006/DM28 (Option 1)/O	Mr Colin Dunk	Object	Soundness - Effective	DM28 (Option 1)	<p>It is apparent that the Council wish to relax the London wide rules for new developments providing at least a minimum level of parking. We already have a parking space crisis in many parts of the borough. This council do not care about local residents parking problems. That is evident time and again when reading through the proposals, and when one looks at how the recent Coulsdon parking fiasco was allowed to take place.</p>	<p>Looking at my local area, both Coulsdon and Purley suffer from a chronic shortage of affordable public parking spaces and the council should be looking to increase, not decrease, the requirement for new developments to provide additional parking spaces.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2759/01/002/DM28 (Option 1)/O	Mr David Reed	Object	DM28 (Option 1)	<p>Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility:</p> <p>With regard to Policy DM28 the Council should be adopting policies to increase off-road parking provision and its use in residential areas where this is possible, not reducing it. Many streets in local residential areas have become virtual carparks, including important through roads with schools such as Sandpiper Road and Pixton Way. Lax parking control and planning policies which encourage conversion of private garages into living accommodation are to blame. The result is slower journeys and increased danger for motor vehicles and pedestrians alike.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2770/01/011/DM28 (Option 1)/O	Mr Peter May	Object	DM28 (Option 1)	<p>DM28 it is noted that this proposes less parking spaces in areas of good public transport accessibility. Whilst it is laudable that we should seek to promote greater use of public transport and reduce the impact of traffic on the roads, we already have too little off road parking generally throughout the borough which means that our roads are already clogged with parked vehicles. Thus to propose such developments having less parking spaces makes no sense when living in the real world.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2774/01/010/DM28 (Option 1)/O	Cllr Susan Winborn  <i>London Borough of Croydon</i>	Object	DM28 (Option 1)	I object to policy DM28. Car and Cycle Parking in New Development, as this will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
2784/01/004/DM28 (Option 1)/O	Iain Waterson	Object	DM28 (Option 1)	<p>these policies completely neglect the basis truth that there is already a substantial scarcity of parking in and around the centre of Purley. The policies appear to have been written by someone with the fundamental misunderstanding that the provision of fewer parking spaces will lead to fewer people owning cars when it will lead to greater pressure on on-street parking. Having tried to park in Purley on many occasions I have first-hand experience of how difficult to find an on-street place. As such it is important that the number of parking spaces required as part of any new development is not allowed to be reduced whilst the prohibition of temporary car parks is too restrictive and gives no flexibility.</p> <p>It is also important that there is no reduction in the total number of parking spaces available. If the car park at 54-58 Whytecliffe Road South is indeed re-designated as residential any new scheme should have at least as many public parking spaces as the current car park. Similarly, whilst redevelopment of the Purley Pool and multi-story car park site would be more than welcome the total number of public parking spaces should not go down given the problems with parking in Purley town centre</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>

2785/01/007/DM28 (Option 1)/O	Ian Cutts	Object	Soundness - Effective	DM28 (Option 1)	Anyone who assumes development without adequate parking will result in less car ownership has not studied the facts or human nature. This policy merely increases on street parking within a greatly increased area.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2804/01/009/DM28 (Option 1)/O	Jim Gibbons	Object		DM28 (Option 1)	The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2811/01/003/DM28 (Option 1)/O	Julius Henderson	Object	DM28 (Option 1)	<p>According to the CLP, the Council will permit developers to provide fewer parking spaces in areas of low public transport accessibility than the London plan allows for. This irresponsible and "blurred vision" can only lead to more "On-Street" parking, as property prices forces more people to live in one dwelling as a way of sharing the rental/mortgage cost, especially where lack of public transport exist. It is certainly not a deterrent to the ownership of cars and vans or a harmonious environment to live in. In fact more pressure will be added to already surrounding congested roads.</p> <p>It seems the Council is more interested in the revenue it can generate, at least cost, rather than promoting or creating a pleasant, congenial, friendly environment.</p> <p>I therefore strong object to the proposal presented</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2817/01/004/DM28 (Option 1)/O	Tina Steele	Object	DM28 (Option 1)	<p>I object to the lack of consideration being given to local areas who are already suffering severe lack of parking - especially as Croydon install even more yellow lines. Especially around areas already overloaded by restrictions and red routes.</p> <p>Decision makers do not live in these areas and do not understand or care about the implications to local council tax payers.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2817/01/003/DM28  
(Option 1)/C

Tina Steele

DM28 (Option 1)

I object to the lack of consideration being given to local areas who are already suffering severe lack of parking - especially as Croydon install even more yellow lines. Especially around areas already overloaded by restrictions and red routes.

Decision makers do not live in these areas and do not understand or care about the implications to local council tax payers

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

2817/01/001/DM28  
(Option 1)/C

Tina Steele

DM28 (Option 1)

object to the lack of consideration being given to local areas who are already suffering severe lack of parking - especially as Croydon install even more yellow lines. Especially around areas already overloaded by restrictions and red routes.

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

2817/01/002/DM28  
(Option 1)/C

Tina Steele

DM28 (Option 1)

Change

I object to the lack of consideration being given to local areas who are already suffering severe lack of parking - especially as Croydon install even more yellow lines. Especially around areas already overloaded by restrictions and red routes.

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

2819/01/001/DM28  
(Option 1)/C

Peter Dolling

Comment

Soundness -  
Effective

DM28 (Option 1)

Change

Inadequate car parking in new developments would only increase demand for street parking and slow traffic flow as would reduction of existing public car parking.

In my opinion a car is no longer a luxury but more an essential for our way of life. I agree with you public transport should be used wherever possible. With it virtually a necessity for the husband and wife to work and at the same time bring up a family. Time is limited dropping off and collecting children at child minder, grand parents or school in some cases with babies before going off to work. Fitting in after school activities and shopping. In such circumstances time is tight and public transport is not an option.

As regards to cycling I am not convinced how practical this is and when travelling around Croydon see very little use of cycling lanes. I agree it is desirable but I think it is being pushed by a small but vocal minority and not a suitable means of transport for the majority

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

2823/01/002/DM28  
(Option 1)/O

Margaret Chan

Object

Soundness - Effective  
DM28 (Option 1)

I am most concerned that Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces than the London Plan allows for. This will inevitably lead to even further pressure on existing parking spaces. Parking in my own road, Ashburton Road, is already very difficult for residents, with many being regularly unable to find any spaces near their own homes. This will in turn lead to more people giving over their front gardens to parking spaces, which will have severe environmental consequences where rain water is unable to be adequately

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

2833/01/004/DM28  
(Option 1)/O

Jeff and Susanne Webb

Object

DM28 (Option 1)

Parking in new developments. We do not accept the premise that if parking space is not provided that the occupants will not own cars and will use public transport. Experience shows us that this is a ridiculous assumption.

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

2841/01/015/DM28 (Option 1)/O	Cllr Vidhi Mohan  London Borough of Croydon	Object	DM28 (Option 1)	I object to policy DM28: Car and Cycle Parking in New Development, as this will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Plan assumes that this will lead to fewer people owning cars when in fact it will lead to more and more pressure on on-street parking. The policy should be amended to allow higher levels of parking in all locations that the London Plan contemplates, because so many of our District centres already have very severe parking problems.	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.  Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
2846/01/012/DM28 (Option 1)/S	Alison and Kemal Hairettin	Support	DM28 (Option 1)	DM28 Parking: we support the proposal to allow lower parking standards for affordable housing sites to make this type of housing is more deliverable.	Welcome support	
2850/02/005/DM28 (Option 1)/O	Elizabeth Killick	Object	DM28 (Option 1)	IT IS A NONSENSE PROVIDING FEWER PARKING SPACES IN THESE AREA. MOST OF THE TENANTS IN THE SOCIAL HOUSING WHERE I LIVE HAVE 2 CARS WHETHER THEY ARE EMPLOYED OR NOT.HONEST AND HARDWORKING TRADESMEN WILL NOT BE ABLE TO SECURE THEIR TOOLS AT NIGHT. DESPITE THE 'NO PETS' RULE IN A LOT OF THESE DEVELOPMENTS MOST TENANTS HAVE DOGS THAT THEY ALLOW TO FOUL ON OTHER PEOPLE'S GARDENS AND DRIVES.PLEASE DO NOT OVER POPULATE AREAS AND DEVELOPEMENTS.	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.  Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

2857/01/001/DM28 (Option 1)/O	Philip Talmage	Object	Soundness - Justified	DM28 (Option 1)	Policy DM28 No new housing development should be allowed with fewer parking spaces than one per unit, and never should there be fewer than allowed by The London Plan. As can already be witnessed elsewhere in the area, too meagre an allowance for car parking is a recipe for instant slums rather than a significant deterrent to the ownership of cars and vans.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2866/01/001/DM28 (Option 1)/C	Malcolm Maskrey	Comment	Soundness - Effective	DM28 (Option 1)	<p>Re-Developed Car Parking Sites or Multi Storey Car Parks:</p> <ul style="list-style-type: none"> <li>- Any new re-development should/must have a requirement of at least the same number of parking spaces as those that are currently available either within the re-development or adjacent.</li> <li>- Car parking is an ever growing problem with more and more cars on the road.</li> <li>- On street parking over the years has increased considerably.</li> <li>- It is particularly noticeable that cars are being parked on footpaths. This in itself is dangerous as in many instances pedestrians, and in particular mothers with prams have to walk in the road in order to get past them. Higher Drive in Purley is a good example but it is happening all over the borough.</li> </ul>	Change	<p>An additional clause will be added to the Policy to cover the redevelopment of existing car parking such that developers will need to demonstrate that, in redeveloping any car park in the borough, there is need for any car parking spaces to be lost.</p>
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2868/01/009/DM28 (Option 1)/O	Graham Lyon	Object	DM28 (Option 1)	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2868/01/003/DM28 (Option 1)/O	Graham Lyon	Object	DM28 (Option 1)	<p>Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for.</p> <p>The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking. I will be calling for Policy DM28 to allow higher levels of parking in developments of low public transport accessibility.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2871/01/002/DM28 (Option 1)/O	Dianne Darak	Object	Soundness - Effective	DM28 (Option 1)	The second point which will cause a tremendous problem is the fact that no car parking is being provided by the developers [of the developments in the East Croydon station area]. There is at present limited parking bays for the residents of the neighboring streets [in the area around East Croydon station] and I cannot see how we will cope with the increase in demand for parking spaces.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2879/01/011/DM28 (Option 1)/C	Mr Roy Saunders			DM28 (Option 1)	DM28 will allow developers to have fewer parking spaces and this should be higher	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2898/01/002/DM28 (Option 1)/O	Michelle Waterman	Object	DM28 (Option 1)	The Council assumes that this policy will lead to fewer people owning their own car - but there does not seem to be any evidence of this. Additional housing will lead to more pressure on on-street parking and therefore there should be higher levels of parking in developments with low public transport accessibility, not less.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2912/01/004/DM28 (Option 1)/O	Mrs J Webb	Object	DM28 (Option 1)	I object to DM28 which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2920/01/009/DM28 (Option 1)/O	Melodie Johnson	Object	DM28 (Option 1)	<p>The Policy DM28 is suggesting fewer parking spaces for residential developments and yet again this should not be supported, given the congestion already caused by on-street parking of cars and particularly vans. Examples of this include the junctions of Spring Park Road/Barmouth Road and The Vale/Spring Park Avenue where parking already compromises the view a motorist has of oncoming vehicles and any further intensification in these or other locations would be hazardous to road safety.</p> <p>In West Way on the 194 bus route parking already causes difficulty for large vehicles and buses when they are required to negotiate and avoid parked vehicles. In Hartland Way, there is often only room for one-way traffic due to parked cars and congestion in the rush hour is already at an unacceptable level.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2926/01/004/DM28 (Option 1)/O	Mr Michael R Brookbank	Object	DM28 (Option 1)	The policy appears to be utter lunacy.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2931/01/001/DM28 (Option 1)/O	Mr John Newman	Object	DM28 (Option 1)	I object to this policy. It should allow higher levels of parking in developments of low public transport accessibility to reduce competition for existing spaces and so reduce congestion.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2953/01/003/DM28 (Option 1)/C	K Brown	Comment	Soundness - Effective	DM28 (Option 1)	If you build flats you will still need car parking as people will still want cars.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2966/01/002/DM28 (Option 1)/O	Janet Sharp	Object	DM28 (Option 1)	<p>I would like to say that policy draft DM28 (page115-116) should insist that developers include at least one car parking space per residential residence and for larger developments include extra for visitors. It is not appropriate to build developments without such provision as occupants/visitors will take up space on the roads outside, I believe, causing congestion and possible disruption to the traffic. This is particularly important in built up areas. It is wrong/naive to assume that if parking spaces are not provided that people will sell their cars. Developers have a responsibility to improve the area with their build and not downgrade it for existing residents.</p> <p>I understand that you need extra housing but this should not be at the expense of the smooth flow of the roads.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2966/01/004/DM28 (Option 1)/O	Janet Sharp	Object	DM28 (Option 1)	<p>Dear Council team,</p> <p>I would like to say that policy draft DM28 (page115-116) should insist that developers include at least one car parking space per residential residence and for larger developments include extra for visitors. It is not appropriate to build developments without such provision as occupants/visitors will take up space on the roads outside, I believe, causing congestion and possible disruption to the traffic. This is particularly important in built up areas. It is wrong/naive to assume that if parking spaces are not provided that people will sell their cars. Developers have a responsibility to improve the area with their build and not downgrade it for existing residents.</p> <p>I understand that you need extra housing but this should not be at the expense of the smooth flow of the roads.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2970/01/009/DM28 (Option 1)/O	Janet Dean	Object	DM28 (Option 1)	<p>I understand that the following Policies will threaten our green spaces. I was born in Croydon and have lived in this area all my life (I am now 63). My parents came here from Scotland in the early 1950s. They chose this area specifically for its green spaces and it is quite unique in that facility. I spent more than 35 years in Real Estate in this area and know very well that the reason people continue to move here, is exactly for these facilities and yet remaining within easy reach of other amenities, London, the coast and airports. Of course, more housing is required but I believe the alternative suggestions to these proposals to be very valid and much more in keeping with the neighbourhood thus maintaining its attractiveness and good standard.</p> <p>These proposals are ill conceived and will change this particular neighbourhood beyond all recognition and take away that for which it is well known and valued. Please hear the voices of people like me and do NOT continue with the proposed policies set out below and which can be found in your Local Plan:</p> <p>8. Policy DM28 (p115-116) This is too restrictive as temporary car parks</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2974/01/001/DM28 (Option 1)/O	Jane Bowden	Object	Soundness - Justified	DM28 (Option 1)	<p>1) I understand that Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. This will not discourage people from owning a car, especially if public transport is limited in that area, it will simply increase on-street parking in the area. For example, I need a car to enable me to get to and from my mother's home as I am her principal carer, and I need the car to enable me to take her to doctors appointments and other activities. Making it more difficult for me to park my car won't discourage me from owning one.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2978/01/009/DM28 (Option 1)/O	Mr James Marland	Object	DM28 (Option 1)	All new developments should have adequate parking, less parking does not equal less cars, it just creates more pressure on existing parking places. I myself constantly have people parking over my driveway as there are not enough parking places.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2982/01/037/DM28 (Option 1)/O	Mrs Jeanne Driscoll	Object	DM28 (Option 1)	I wish to add my objections made on this document by our local M.P. Chris Philp.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2984/01/004/DM28 (Option 1)/O	Jennifer Flanagan	Object	DM28 (Option 1)	The requirement for developers to provide fewer parking spaces will only lead to more pressure on on street parking. It should not be assumed that building more homes with fewer parking spaces will encourage people to buy fewer cars. People enjoy the convenience of the car and history shows that the car has increased in popularity over the decades.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2987/01/003/DM28 (Option 1)/O	Mrs Jenny Andrews	Object	Soundness - Justified	DM28 (Option 1)	<p>As part of your consultations, please note my objections to the following in your Local Plan:</p> <p>DM2, DM40,DM28, DM35, DM41.3, DM35, DM44.2, DM44.2 (11.17) Policy 40 (11.3), Policy 40.4 (11.3 site 61)</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2992/01/005/DM28 (Option 1)/O	Mr & Mrs Swift	Object	DM28 (Option 1)	<p>4 Policy DM28 re parking spaces. It is intended that developers will be allowed to provide fewer parking spaces in areas of low public transport accessibility – not only is this against the London Plan but it makes a nonsensical assumption re car ownership. Fewer parking spaces do not lead to lower car ownership. People just resort to on-street parking. Even in areas with good public transport facilities, there is high car ownership. Vans for work, two-cars plus for families - all have to be parked somewhere. On-street parking is heavy and often inconsiderate or even dangerous. This policy will just exacerbate the problem.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2999/01/013/DM28 (Option 1)/O	Mr John Harris	Object	DM28 (Option 1)	<p>I am writing to object to Lack of Parking in new developments</p> <p>Policy DM28 (p115-116) of the draft Plan will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3001/01/013/DM28 (Option 1)/O	Mr John Helen	Object	DM28 (Option 1)	<p>Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for.</p> <p>The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking. I will be calling for Policy DM28 to allow higher levels of parking in developments of low public transport accessibility.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3003/01/008/DM28 (Option 1)/O	Mr John James	Object	DM28 (Option 1)	<p>I would like to register my objection to DM 28 ( lack of parking areas)</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3004/01/001/DM28 (Option 1)/O	Mr John Pewtress	Object	DM28 (Option 1)	In particular the lack of sufficient local parking is a serious matter in Coulsdon town centre and in Riddlesdown, near the Station in Lower Barn Road, Coombe Wood Hill, Brancaster Lane and other side roads. Any policy which fails to preserve the number of current parking spaces must not be allowed. In town centres the lack of parking will inevitably lead to loss of business and deterioration of the area.	Change	An additional clause will be added to the Policy to cover the redevelopment of existing car parking such that developers will need to demonstrate that, in redeveloping any car park in the borough, there is need for any car parking spaces to be lost.
3017/01/013/DM28 (Option 1)/O	Mr Chris Connor	Object	DM28 (Option 1)	<p>7. Policy DM28</p> <p>The draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for.</p> <p>The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking. Which already happens in the north of the borough. In fact what the Council should be doing in these areas is increasing the number of parking spaces.</p> <p>Please consider representing Croydon residents and promoting their interests rather than setting your face against them.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>

3029/01/012/DM28 (Option 1)/O	Mr Paul Newton  Addington Village Residents Assoc	Object	Soundness - Effective	DM28 (Option 1)	Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility	Will be calling for Policy DM28 to allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3039/01/005/DM28 (Option 1)/O	Samantha Freeman	Object	Soundness - Effective	DM28 (Option 1)	<p>In particular I object to:-</p> <p>5. (DM28) Lower parking levels in new developments. Own transport is vital for many people for work. Any people need to work to be able to afford new properties! We also want to support local towns and need to park in order to do this. Lowering parking levels will not lead to people giving up their car - it will lead to congestion. Take a look at local roads to see the problem now - Rutherford Rise in Coulsdon is a good example.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3043/01/003/DM28 (Option 1)/O	Sarah Stenning	Object	Soundness - Effective DM28 (Option 1)	POLICY DM28, which should allow higher levels of parking in developments of low public transport accessibility. Parking currently is unsafe and unsustainable on Forestdale. It is madness to consider this practicable. Most families have children who have grown up and cannot afford to live in their own home. Therefore most homes have 2 or 3 cars or more.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3045/01/012/DM28 (Option 1)/O	Mr Stuart Marsh	Object	DM28 (Option 1)	I object to policy DM28 which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3046/01/009/DM28 (Option 1)/O	Stephanie Lawson	Object	DM28 (Option 1)	I believe this policy should allow for higher levels of parking in the locations listed, than the amount currently listed as otherwise there will be more pressure on on-street parking. A lot of the local areas already have drastic parking problems and this policy currently would make the situation worse. I believe temporary car parks should also be allowed as these are sometimes necessary to alleviate congestion (currently prohibited in Policy DM29).	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3071/01/006/DM28 (Option 1)/O	Mrs Christine Hardy	Object	DM28 (Option 1)	I am writing to object to: Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. I should mention there is already a problem with on street parking in the area leading to some people parking on pavements and in front of garages. I can't see people giving up their cars especially when tfl have recently reduced the bus services in Courtwood Lane (which has actually prompting my neighbour to start learning to drive) .	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3075/01/005/DM28 (Option 1)/O	Mr Christopher Andrews	Object	DM28 (Option 1)	It is proposed to allow developers to provide fewer parking spaces than currently required. Local towns such as Coulsdon already have considerable parking problems which will be exasperated increased by the hundreds of new homes in the town. Parking commensurate with trade and domestic usage is a fundamental necessity, and should not be constructively reduced.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3077/01/014/DM28 (Option 1)/O	Mrs Clare Gardner	Object	Soundness - Effective	DM28 (Option 1)	7. Policy DM28: wrongly assumes that fewer people will own cars. This policy should require developers to provide more parking spaces in places with low levels of public transport.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3078/01/005/DM28 (Option 1)/O	Clare Greaves	Object	DM28 (Option 1)	I am writing to object to Policy DM28 which should allow higher levels of Parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3080/01/015/DM28 (Option 1)/O	Mr John Mills	Object	DM28 (Option 1)	I object to this policy which should allow higher levels of parking in developments of low public transport accessibility. Restricting parking spaces in such areas doesn't lead to fewer people owning their own car; it just leads to greater competition for existing spaces	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3091/01/008/DM28 (Option 1)/O	Mr Paul Gomm	Object	DM28 (Option 1)	please note my objection to the following policy reference numbers within your current draft plan for planning & development;	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3098/01/012/DM28 (Option 1)/O	Mr Derrick Thurley	Object	DM28 (Option 1)	Allowing developers to provide fewer parking places in areas of low public transport accessibility. The assumption this will lead to fewer people owning cars is wishful thinking. Most aspire to their own transport therefore cars will just be parked at the kerbside even if some distance away.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3124/01/006/DM28 (Option 1)/O	Mr Gerald Lambert	Object	DM28 (Option 1)	Provision of inadequate parking in new developments does not reduce car ownership, it only increases on-street parking. A good example of this is Higher Drive from Kenley to Purley. Failure to provide adequate on-site parking has turned this road into an obstacle course!	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3132/01/007/DM28 (Option 1)/O	Carole Shorey	Object	DM28 (Option 1)	Parking was also mentioned in Croydon. There are not going to be more people with less cars. Parking is a nightmare and way too expensive already. The more people we let into the country and Croydon areas, the more cars there will be so reducing parking is just not an option.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3145/01/012/DM28 (Option 1)/O	Mr David Harwood	Object	DM28 (Option 1)	I also object to DM26 allowing fewer parking spaces for developers, we should be looking to increase not decrease	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3151/01/003/DM28 (Option 1)/O	Gillian Edwards	Object	DM28 (Option 1)	Developments where there is low public transport availability need to have a parking place for each flat/house, otherwise surrounding streets are congested	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3162/01/021/DM28  
(Option 1)/O

Mr Joe Toner

Object

DM28 (Option 1)

I would like to voice my objection to the following plan DM28.

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

3185/01/008/DM28  
(Option 1)/O

Mr Stephen Woodward

Object

DM28 (Option 1)

We have lived in Sanderstead for over 40 years, and have thoroughly enjoyed the areas to the south of Croydon being unspoilt. In our view these ill conceived proposals will change this area beyond recognition and take away that for which it is well known and valued. Please rethink, and do not continue with the proposed policies set out below and which can be found in your Local Plan:  
Policy DM28 (p115-116) This is too restrictive as temporary car parks may sometimes be needed.

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

3197/01/004/DM28 (Option 1)/O	Sue Hills	Object	DM28 (Option 1)	Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking. I call for Policy DM28 to allow higher levels of parking in developments in areas of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3201/01/005/DM28 (Option 1)/O	Sharon Smith	Object	DM28 (Option 1)	I am writing to support my local MP Chris Phelp in his objections	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3215/01/014/DM28 (Option 1)/O	Mr Steve White	Object	Soundness - Effective	DM28 (Option 1)	6.Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. Restricting parking spaces in such areas doesn't lead to fewer people owning their own car; it just leads to greater competition for existing spaces.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3225/01/009/DM28 (Option 1)/O	Saundra Dudman	Object	Soundness - Effective	DM28 (Option 1)	8) Parking Policy DM28 (p115-116) of draft plan is suggesting a reduction of parking spaces. This will obviously lead to increased pressure on street parking. We need to preserve and if possible increase parking space not reduce them.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3230/01/007/DM28 (Option 1)/O	Patricia Jakeman	Object	DM28 (Option 1)	Parking in the Borough is already a problem and I therefore object to Policy DM2	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3233/01/005/DM28 (Option 1)/O	Mr Peter Douty	Object	DM28 (Option 1)	<p>4. Policy DM 28 will reduce the number of parking spaces to be included in new developments. Problems in Purley and Coulsdon are already severe. There should be a necessary balance of slots for the size of the development. The number of Public slots should not be reduced by redesignation as residential. Temporary parking sites should also be considered as necessary.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3235/01/013/DM28 (Option 1)/C	Mr Peter Kenny	Comment	DM28 (Option 1)	I am writing to object to Policy DM28 which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3254/01/004/DM28 (Option 1)/O	Andrew Webb	Object	DM28 (Option 1)	Policy DM 28, which should allow higher levels of parking in development of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3260/01/010/DM28  
(Option 1)/O

Wayne Starr

Object

DM28 (Option 1)

Policy DM28 in reference to parking for new developments. I honestly believe that all new development should actually be required to provide ample parking for potential residents. Where a new development is granted for commercial or residential it is important to provide parking spaces underground (preferably) in order to keep cars parked off of the roads. Cars parked on roads cause more congestion than cars being driven. There is a case for for an increased use of public transport but this should work in tandem with the ability to use private transport when required. Cars kept in ample private off road spaces would help traffic flow for all road users no end. For example I have a private car, for health reasons I find it very difficult to use public transport. When possible I walk to local shops, when I am not driving my car it is parked off road and bothers no one. Only being used when necessary to help me carry the heavy equipment I need for work. A great example of when a lack of provision for parking can cause traffic chaos is on the B272 Plough Lane Purley. As gardens have been built on and old semi detached houses have been replaced by flats without ample parking the road has become a parking lot. Where there was once no need for road marking or parking restrictions and traffic flowed well. There are now yellow lines and traffic chaos with cars left all day on the side of the road. All new development should be required to provide ample parking on site. If that means underground at the expense for the developer then so be it. Why should it be council and local residents who suffer from congestion for the sake of the developers profits? If residents of new-builds are able to be car free then with a bit of thought their parking space could double up as storage. I have always been amazed how this seems to work in Europe and yet we are unable to make it work here.

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

3273/01/005/DM28  
(Option 1)/O

Mary Sales

Object

DM28 (Option 1)

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

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With reference to the Local Plan which has been proposed, please note my objection to the following policies:

- >
- > Garden Grabbing
- > Policy DM2
- >
- > Purley Skyscraper authorisation
- > Policy DM40.1
- >
- > Purley Pool
- > Policy 40.4, Table 11.3, Site 30
- >
- > Purley Parking
- > Policy 40.4, Table 11.3,
- >
- > Sanderstead "Lidl" Site
- > Policy DM41.3, Table 11.14, site 306
- >
- > Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens
- > Policy DM44.2, Table 11.17, site 661
- >
- > Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation
- > The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662
- >
- > Lack of Parking in new developments
- > Policy DM28
- >
- > More Protection; Less "Intensification"
- > Policy DM31.4

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

3312/01/010/DM28 (Option 1)/O	Mr Richard Brandwood	Object	DM28 (Option 1)	Policy DM28 should allow for HIGHER levels of parking in all locations, NOT less than the London Plan contemplates, because public aspiration to own a car is so high, leading to severe on street parking problems both in regional centres and residential streets - particularly where redevelopment has occurred. Policy DM29 (p120) should PERMIT temporary car parks on occasions.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3312/01/011/DM28 (Option 1)/O	Mr Richard Brandwood	Object	DM28 (Option 1)	Policy DM28 should allow for HIGHER levels of parking in all locations, NOT less than the London Plan contemplates, because public aspiration to own a car is so high, leading to severe on street parking problems both in regional centres and residential streets - particularly where redevelopment has occurred. Policy DM29 (p120) should PERMIT temporary car parks on occasions.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3316/01/009/DM28 (Option 1)/O	Mr David Dudman	Object	Soundness - Effective	DM28 (Option 1)	8) Parking Policy DM28 (p115-116) of draft plan is suggesting a reduction of parking spaces. This will obviously lead to increased pressure on street parking. We need to preserve and if possible increase parking space not reduce them.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>	
3337/01/012/DM28 (Option 1)/O	Mr Roger Willaimes	Object	Soundness - Effective	DM28 (Option 1)	Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility	Will be calling for Policy DM28 to allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
3345/01/006/DM28 (Option 1)/O	Rital Patel	Object		DM28 (Option 1)	I would like to object.	No change	No change can be made as a result of this comment as it is not detailed enough as to what is being objected to.	

3347/01/010/DM28 (Option 1)/O	Mr Richard Veldeman	Object	DM28 (Option 1)	Policy DM28 (p115-116) of the draft Plan will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Council assumes that this will lead to fewer people owning their own car which is undoubtedly ill-judged – there is little sign nationwide of a fall in car ownership, in fact probably just the opposite. In my view it will lead to more and more pressure on on-street parking which is quite bad enough already. Policy DM28 should allow higher levels of parking in all locations than the London Plan contemplates, because so many of our District centres (such as Purley and Coulsdon) already have very severe parking problems. Policy DM29 (p120) prohibits temporary car parks which is completely unrealistic and unhelpful.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3350/01/003/DM28 (Option 1)/O	Mr Robert Watson	Object	DM28 (Option 1)	I live in crofters mead forestdale and cannot see any benefits to the areas mentioned in the above proposals. I am sure it would be better to refurbish existing properties in the area concerned and create more green areas for residents and their children to enjoy. create more sensible car parking areas people will buy cars regardless of not having a parking space and simply park in an existing space thus creating a problem for somebody else. transport for London have already created a problem by their introduction of double yellow lines which in some areas are not required. why anybody would want to create a traveller camp at pear tree farm is beyond me surely a nice new housing complex would be more suitable. forestdale and surrounding area is a very nice place to live and I cannot see any improvement to the area in your proposals. i understand that these proposals are inappropriate and unacceptable these are my views on the matter.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3352/01/005/DM28 (Option 1)/O	Mr & Mrs Leggatt	Object	DM28 (Option 1)	Policy DM28 of the draft Plan appears to allow developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. This will lead to more and more pressure on on-street parking which is already an issue in the area.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3353/01/003/DM28 (Option 1)/O	Rosamund Edwards	Object	DM28 (Option 1)	The theory "no parking spaces = fewer cars owned" was used in Brighton to encourage use of the excellent public transport. It didn't work. People use cars because (a) bus fares for families are costly (b) they can't walk far and can't carry much shopping home by bus (c) they are short of time.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3354/01/015/DM28 (Option 1)/O	Dr Bob Wenn	Object	DM28 (Option 1)	I object to Policy DM28, which should allow higher levels of parking in developments with low public transport accessibility. Local road networks and road widths most especially in Shirley where the Wickham Road is often 'nose-to-tail' with cars, will not cope with the proposed higher residential density and the concomitant increase in car numbers.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3356/01/012/DM28 (Option 1)/O	Mr Rishi Gohill	Object	Soundness - Effective	DM28 (Option 1)	Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility	Will be calling for Policy DM28 to allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3358/01/012/DM28 (Option 1)/O	Joy Harris	Object	Soundness - Effective	DM28 (Option 1)	Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility	Will be calling for Policy DM28 to allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3368/01/006/DM28 (Option 1)/O	Mr Colin Hagreen	Object		DM28 (Option 1)	I am writing to object: Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. Car ownership is still an expectation in our society; to reduce the requirement on developers to provide for this expectation would be a short-sighted decision.		Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3378/01/013/DM28 (Option 1)/O	Veronica Fox	Object	Soundness - Effective DM28 (Option 1)	<p>And finally, Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for.</p> <p>The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking. I will be calling for Policy DM28 to allow higher levels of parking in developments of low public transport accessibility.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3383/01/004/DM28 (Option 1)/O	Mr Andrew Bushell	Object	DM28 (Option 1)	<p>I'm objecting to Policy DM28, which should allow higher levels of parking in developments with low public transport accessibility.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3385/01/002/DM28 (Option 1)/O	Ms Avni Dave	Object	DM28 (Option 1)	We have lived here for 34 years only because of the pleasant environment, therefore we strongly oppose the Croydon local plan that has been proposed. We are against policy DM28. We strongly agree that this plan would fundamentally change the environment in forestdale to its detriment.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3408/01/003/DM28 (Option 1)/O	Ms Christine Waring	Object	DM28 (Option 1)	It is foolhardy to assume that fewer people will own a car in such areas. Instead, there will be even more pressure on on-street parking or on any space which can possible be used to park a car. Since more and more young adults are forced to remain living at home because of the very high price of property and those young adults expect to own a car the on-street parking problems will be exacerbated.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3409/01/004/DM28 (Option 1)/O	Mrs Candida de Poitiers	Object	DM28 (Option 1)	The policy is outrageous. How can you think that enabling developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for will lead to fewer people owning a car? This will just not happen and in fact will lead to even more on street parking and congestion.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3414/01/012/DM28 (Option 1)/O	Mr Chris McInerney	Object	Soundness - Effective	DM28 (Option 1)	Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility	Will be calling for Policy DM28 to allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3415/01/010/DM28 (Option 1)/O	Ms C Soroczynski	Object	DM28 (Option 1)	Please note my objections to planning objections to DM28	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3423/01/005/DM28 (Option 1)/O	Mr David Haworth	Object	DM28 (Option 1)	I am writing to object to: Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3438/01/015/DM28 (Option 1)/O	Mr D Lane	Object	DM28 (Option 1)	Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. Restricting parking spaces in such areas doesn't lead to fewer people owning their own car; it just leads to greater competition for existing spaces.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3445/01/012/DM28 (Option 1)/O	Mr E King OBE	Object	Soundness - Effective	DM28 (Option 1)	Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility	Will be calling for Policy DM28 to allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3448/01/104/DM28 (Option 1)/O	Mr & Mrs Shaw-Smith	Object	DM28 (Option 1)	with reference to Policy DM28 of the Draft Plan, fewer parking spaces entail more enclosed living spaces and the "fight" for parking spaces is only punishing those who cannot afford huge houses with a drive in the first place. Nevertheless, reducing the number of cars used per household should still be encouraged by better transport links	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3448/01/007/DM28 (Option 1)/O	Mr & Mrs Shaw-Smith	Object	DM28 (Option 1)	With reference to Policy DM28 of the Draft Plan, fewer parking spaces entail more enclosed living spaces and the "fight" for parking spaces is only punishing those who cannot afford huge houses with a drive in the first place. Nevertheless, reducing the number of cars used per household should still be encouraged by better transport links.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3457/01/007/DM28 (Option 1)/O	Mr E Jakeman	Object	DM28 (Option 1)	Parking in the Borough is already a problem and I therefore object to Policy DM2	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3461/01/013/DM28 (Option 1)/O	Mr F Kurum	Object	DM28 (Option 1)	I am writing to object to: Policy DM28 which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3474/01/015/DM28 (Option 1)/O	Mr Dennis King  <i>Sanderstead Residents' Associatio</i>	Object	Soundness - DM28 (Option 1) Effective	<p>The London Plan which includes inner and outer London Boroughs seeks to reduce car parking facilities. Sanderstead, Selsdon, Purley and Coulsdon are on the outer edges of this great metropolitan area, thus there is no comparison to more central London.</p> <p>The Croydon Council should be more appreciative that residents have greater need of their own transport. This applies even where they are close to public transport because their work may require them to use their car or other activities for transporting family members to a variety of venues. Every citizen is entitled to own or use a car.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3496/01/003/DM28 (Option 1)/O	Mr Ian Leggatt	Object	DM28 (Option 1)	<p>I believe the proposals are entirely incorrect in proposing less parking provision than is currently required. I object to the proposal.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3515/01/005/DM28 (Option 1)/O	Rosemary Wiseman	Object	DM28 (Option 1)	Adequate parking must be provided for any new developments. Reducing parking provision will not lead to less people owning a car, and is a ridiculous assumption. We suffer from computer/other parking in my road, which sometimes makes it impossible for us to park close to our own house.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3516/01/004/DM28 (Option 1)/O	Mr G Tubb	Object	DM28 (Option 1)	I have misgivings over several other details which should be reviewed ; 2. The urgent necessity for extending car parking space must be taken into account. Multi story car parking in Purley and Coulsdon- can and should be developed considerably and fees lifted if necessary to give sufficient return to the council.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3523/01/009/DM28 (Option 1)/O	Mr Mike Rice	Object	DM28 (Option 1)	<p>Dear Sirs,</p> <p>With reference to the recently published 'Croydon Local Plan', as a resident of the past 25 years I give my views as follows:-</p> <p>Policy DM28 (p115-116), Objection, the council is there to serve us &amp; should provide adequate parking, temporary &amp; permanent.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3533/01/001/DM28 (Option 1)/O	Mr Martin Owen	Object	Soundness - Effective	DM28 (Option 1)	<p>Please think very carefully about ruining an entire area, We who pay Council Tax will be replaced by non payers, We will move out to East Sussex, or Abroad, We cannot sustain the whole World</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3539/01/006/DM28 (Option 1)/O	Mary Norman	Object	DM28 (Option 1)	And I object to Policy DM28 draft plan to allow developers to provide fewer parking spaces in areas of low public transport. I will be calling for Policy DM28 to allow higher levels of parking in developments of low public transport accessibility	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3545/01/011/DM28 (Option 1)/O	Linda Bevin	Object	Soundness - Justified	DM28 (Option 1)	Any new development - business, leisure or residential should have adequate parking provision. Not providing a parking space will not stop people having and using their cars - it will just push the problem onto the street - clogging up already busy roads and causing friction between neighbours and with parking enforcers.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3547/01/013/DM28 (Option 1)/O	Mr I Fuell	Object	Soundness - Justified	DM28 (Option 1)	7.Policy DM 28	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3555/01/005/DM28 (Option 1)/O	Mr I Willaims	Object		DM28 (Option 1)	<p>I object to this policy which should allow higher levels of parking in developments of low public transport accessibility. Many people living in areas of restricted parking also don't live near to public transport, where would the land come from. Is it not the case that new developments require at least 2 spaces per household, if this is a problem why not put parking under the development and not on the street. You can't have a policy for public transport for some and special treatment for those that that transport can't or wont service.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3561/01/005/DM28 (Option 1)/O	Linda Hione	Object	DM28 (Option 1)	Lack of Parking in new developments Policy DM28 (p115-116) of the draft Plan will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking. I will be calling for Policy DM28 to allow higher levels of parking in all locations than the London Plan contemplates, because so many of our District centres (such as Purley and Coulsdon) already have very severe parking problems. Policy DM29 (p120) prohibits temporary car parks. This is too restrictive as temporary car parks may sometimes be needed.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3565/01/005/DM28 (Option 1)/O	Mr I Williams	Object	DM28 (Option 1)	I object to this policy which should allow higher levels of parking in developments of low public transport accessibility. Many people living in areas of restricted parking also don't live near to public transport, where would the land come from. Is it not the case that new developments require at least 2 spaces per household, if this is a problem why not put parking under the development and not on the street. You can't have a policy for public transport for some and special treatment for those that that transport can't or wont service.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3566/01/012/DM28 (Option 1)/O	Maureen Wilcox	Object	Soundness - Effective	DM28 (Option 1)	Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility	Will be calling for Policy DM28 to allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3569/01/004/DM28 (Option 1)/O	Mr Harris & Mrs Irene & Chamberlain	Object		DM28 (Option 1)	Policy DM28 which should allow higher levels of parking in developments of low public transport accessibility. It seems to me you have your heads on the wrong way round. People will always want cars. It is their way of showing they can live a good life. Cutting down on parking spaces is not a good idea, it causes all sorts of problems with local people who have to put up with them parking in front of their drives and down narrow roads made for horses, not cars.		Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3571/01/005/DM28 (Option 1)/O	Mr & Mrs Hewitt	Object	DM28 (Option 1)	<p>Policy DM28 (p115-116)  The Plan would require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking. Centres such as Purley and Coulsdon already have very severe parking problems. Policy DM29 (p120) prohibits temporary car parks. This is too restrictive as temporary car parks may sometimes be needed.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
3579/01/004/DM28 (Option 1)/O	Noemi Molloy	Object	DM28 (Option 1)	<p>As I have previously touched upon, Purley has already suffered as a consequence of the number of new multi-occupancy developments which have been permitted. This policy will allow developers to provide fewer parking spaces and the impact of this should not be under-estimated.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
3584/01/008/DM28 (Option 1)/O	Mrs Margaret Lawless	Object	DM28 (Option 1)	<p>I list below the relevant policy References to which I object. DM28 (115-116)</p>	No change	<p>No changes can be made as the result of this comment as it not detailed enough to determine what is being objected to.</p>

3705/01/005/DM28 (Option 1)/O	Mr J Lemanski	Object	DM28 (Option 1)	I would like you to note my strong objection to the granting of any Planning Application relating to the following Policy Ref. DM28.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3706/01/003/DM28 (Option 1)/O	Mr J Logan	Object	DM28 (Option 1)	I am also concerned at the suggestion that there may be attempts to reduce the opportunities for car parking in the surrounding area through redevelopment. This would exacerbate the already acute parking difficulties which exist for people in places such as Purley.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3708/01/009/DM28 (Option 1)/O	Mrs J McDonald	Object	DM28 (Option 1)	Policy DM28 (p115-116) of the draft Plan will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking. I will be calling for Policy DM28 to allow higher levels of parking in all locations than the London Plan contemplates, because so many of our District centres (such as Purley and Coulsdon) already have very severe parking problems. Policy DM29 (p120) prohibits temporary car parks. This is too restrictive as temporary car parks may sometimes be needed.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3710/01/006/DM28 (Option 1)/O	Mr J Nolan	Object	DM28 (Option 1)	I am also concerned at the suggestion that there may be attempts to reduce the opportunities for car parking in the surrounding area through redevelopment. This would exacerbate the already acute parking difficulties which exist for people in places such as Purley.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3710/01/007/DM28 (Option 1)/O	Mr J Nolan	Object	DM28 (Option 1)	I am also concerned at the suggestion that there may be attempts to reduce the opportunities for car parking in the surrounding area through redevelopment. This would exacerbate the already acute parking difficulties which exist for people in places such as Purley.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3712/01/005/DM28 (Option 1)/O	Mr Nick Peiris	Object	DM28 (Option 1)	We need to maintain (if not improve) the infrastructure the benefit Traders, shoppers as well as residents. Certainly easier access and MORE underground parking spaces with any suitable new developments. More parking spaces (certainly NOT less!)	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3723/01/012/DM28 (Option 1)/O	Mrs j Middleton	Object	DM28 (Option 1)	I object to this policy.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3729/01/005/DM28 (Option 1)/O	Mr J Luthra	Object	Soundness - Effective	DM28 (Option 1)	<p>I own several properties in Croydon and belong to a large family who all strongly object to the local plan on the basis it encourages: -Lack of parking in new developments</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3734/01/010/DM28 (Option 1)/O	Mr & Mrs Mott	Object	DM28 (Option 1)	I object to this policy.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3735/02/002/DM28 (Option 1)/O	Mr Tim Duce	Object	Soundness - Effective	DM28 (Option 1)	<p>Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for.</p> <p>The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking. I would like Policy DM28 to allow higher levels of parking in developments of low public transport accessibility.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3741/01/004/DM28 (Option 1)/O	Tracy Clarke	Object	DM28 (Option 1)	I am writing to object to the following policies and proposals:- Policy DM28	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3744/02/012/DM28 (Option 1)/O	Diane Simpson	Object	Soundness - Effective	DM28 (Option 1)	Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility	Will be calling for Policy DM28 to allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3746/01/005/DM28 (Option 1)/O	Jay Luthra	Object	DM28 (Option 1)	Objects to the plan due to the lack of parking in new developments.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3750/01/009/DM28 (Option 1)/O	Mrs Anne Turner	Object	DM28 (Option 1)	<p>I would like to put in writing my objections to the following local plans: I am listing the relevant Policy Numbers: 8. DM28 Lack of Parking</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3768/01/003/DM28 (Option 1)/O	Ms K Kendall	Object	DM28 (Option 1)	Policy DM8, this policy will not lead to fewer people owning a car as I believe the Council is anticipating, instead, it will lead to more pressure on parking. Even if local public transport is good, the cost of long distance travel on trains for families is prohibitive. I understand that these are areas where public transport is actually poor, so even local travel would be difficult.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3779/01/007/DM28 (Option 1)/O	Mr Andrew Frazer	Object	DM28 (Option 1)	Policy DM28 There is a lack of parking in new developments, which means local residential roads are now becoming very congested with traffic.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3785/01/019/DM28 (Option 1)/O	Jenny Greenland	Object		DM28 (Option 1)	I call for Policy DM28 to allow higher levels of parking in developments of low public transport accessibility.		Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
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3789/01/012/DM28 (Option 1)/O	Mr Paul Slaughter	Object	Soundness - Effective	DM28 (Option 1)	Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility	Will be calling for Policy DM28 to allow higher levels of parking in developments of low public transport accessibility.	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
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3793/01/014/DM28 (Option 1)/O	Mr Stephen Barnes	Object	DM28 (Option 1)	<p>And finally, Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking. Policy DM28 should allow higher levels of parking in developments of low public transport accessibility.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3794/01/008/DM28 (Option 1)/O	Mr Thomas Lawson	Object	DM28 (Option 1)	<p>I believe this policy should allow for higher levels of parking in the locations listed, than the amount currently listed as otherwise there will be more pressure on on-street parking. A lot of the local areas already have drastic parking problems and this policy currently would make the situation worse. I believe temporary car parks should also be allowed as these are sometimes necessary to alleviate congestion (currently prohibited in Policy DM29).</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3795/01/011/DM28 (Option 1)/O	Mr Tony Connor	Object	DM28 (Option 1)	With reference to the Local Plan which has been proposed, please note my objection to the following policies: Lack of Parking in new developments Policy DM28	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
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3796/01/007/DM28 (Option 1)/O	Mr Tony Sales	Object	DM28 (Option 1)	I am emailing to record my objection to the following policies within the 'Local Plan'.	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
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3803/01/009/DM28 (Option 1)/O	Mr Denis Perrott	Object	DM28 (Option 1)	<p>Policy DM28 which should allow higher levels of parking in developments of low public transport accessibility.</p> <p>The roads in the area are already congested causing visitors to the houses difficulty in finding somewhere to park, particularly as commuters park their cars to catch the buses into Croydon. To build this amount of homes and insufficient parking spaces would cause cars to be parked across drives (sometimes happens now!) and frustration on the part of the local residents.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3804/01/024/DM28 (Option 1)/O	Cllr L Hale	Object	DM28 (Option 1)	<p>I object to policy DM28: Car and Cycle Parking in New Development, as this will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Plan assumes that this will lead to fewer people owning cars when in fact it will lead to more and more pressure on on-street parking. The policy should be amended to allow higher levels of parking in all locations that the London Plan contemplates, because so many of our District centres already have very severe parking problems.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3807/01/005/DM28 (Option 1)/O	Mr Geoff Bell	Object	DM28 (Option 1)	Britain is a car owning society. Even if there are good public transport facilities nearby, people will still own a car. So provision for this must be made for all new developments	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3809/01/014/DM28 (Option 1)/O	Mr Ian Leonard	Object	DM28 (Option 1)	Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Council assumes that this will lead to fewer people owning their own car. that is a farcical assumption and takes no account of human nature or peoples normal aspirations and will lead to more and more pressure on on-street parking, not less. Therefore, I ask for Policy DM28 to allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3810/01/008/DM28 (Option 1)/O	Joan Sabatini	Object	DM28 (Option 1)	This section appears to allow developers to provide less parking spaces (in the proposed areas) than the London Plan allows. This is going to increase on-street parking in these areas. Higher not lower levels of parking will be required. This situation is further exacerbated by Policy DM29 (p120) which prohibits temporary parking areas. This also requires addressing.	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
3812/01/011/DM28 (Option 1)/O	Mr Peter Spragg	Object	DM28 (Option 1)	Lack of Parking in new developments- Policy DM28 (p115-116) of the draft Plan will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. This policy, if adopted, will lead to more on street parking rather than less as the Council is understood to expect. From my experience of a recent low rise, flats development at Mitcham, Commonside East, the car parking has become so intense that cars are parked on the pavement, on one side of the road, and as a continuous line on the other side of the road, on the road. This leaves a single car width corridor for cars to negotiate even though car parking areas have been included within the development area. Clearly insufficient car parking spaces were created. The Policy DM28 should allow for higher levels of off road parking, in all locations that the London Plan contemplates, because so many of Croydon's District centres (such as Purley and Coulsdon) already have very severe parking problems.	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

3813/01/011/DM28 (Option 1)/O	Mr Brandon Hannan	Object	DM28 (Option 1)	Policy DM28 (p115-116) of the draft Plan will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking. I will be calling for Policy DM28 to allow higher levels of parking in all locations than the London Plan contemplates, because so many of our District centres (such as Purley and Coulsdon) already have very severe parking problems. Policy DM29 (p120) prohibits temporary car parks. This is too restrictive as temporary car parks may sometimes be needed.	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
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3814/01/011/DM28 (Option 1)/O	Mr Jon Adams	Object	DM28 (Option 1)	Policy DM28 (p115-116) of the draft Plan will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. I propose that Policy DM28 should allow higher levels of parking in all locations than the London Plan contemplates, because so many of our District centres (such as Purley and Coulsdon) already have very severe parking problems.	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
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3819/01/005/DM28 (Option 1)/O	Mr Michael Drury	Object	DM28 (Option 1)	<p>I notice that in your Local Plan for development of the area there are several proposals which deserve reconsideration before they are promulgated.</p> <p>4 Parking policy DM28 Like it or not the motor car is here to stay. More parking not less must be provided as Coulsdon and Purley suffer greatly from a lack of parking spaces, especially Coulsdon where some 700 extra houses with their attendant cars are going to add to the competition for parking places. Policy DM29 is too restrictive as sometimes temporary car parks are needed, as in Coulsdon during the closure of Lion Green Road car park, (which incidentally was given to the people of Coulsdon not Croydon Council).</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
3825/01/010/DM28 (Option 1)/S	Yasmeen Hanifa	Support	Soundness - Justified DM28 (Option 1)	<p>I write to you having received this email from Gavin Barwell MP, the tone of which I find inflammatory and discriminatory towards the Gypsy and Traveller communities, and smacks of "not in my backyard".</p> <p>I write as a resident of Addiscombe who recognises the huge problem of lack of affordable housing to buy and to rent in London promulgated by this Conservative government and the previous coalition government.</p> <p>I fully support Croydon Council's proposals.</p>	Welcome support	
3836/01/003/DM28 (Option 1)/O	Mrs L Kavanagh	Object	DM28 (Option 1)	<p>Also any alterations that affect parking should be considered as this is already a nightmare. Why on earth the planners saw fit to reduce street parking recently to Purley High St, is just not logical.</p>	Change	<p>An additional clause will be added to the Policy to cover the redevelopment of existing car parking such that developers will need to demonstrate that, in redeveloping any car park in the borough, there is need for any car parking spaces to be lost.</p>

3837/01/002/DM28 (Option 1)/O	Mr & Mrs Hooper	Object	DM28 (Option 1)	Policy DM28. I oppose the proposal for developers in future to provide fewer parking spaces than they do at present in any development. There is far too little off street parking now and that would just add to street congestion.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3849/01/009/DM28 (Option 1)/O	Maureen Messett	Object	DM28 (Option 1)	I sincerely hope that my objections will be noted. I have lived in this borough for many many years and I hate seeing it gradually destroyed.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3867/01/005/DM28 (Option 1)/O	Jenny Stanbridge	Object	DM28 (Option 1)	Please note I am horrified at all of the following proposed planning proposals - Policy No: DM28 which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3869/01/005/DM28 (Option 1)/O	Mr Anthony Taylor	Object	DM28 (Option 1)	I am writing to object to: 4.Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3871/01/006/DM28 (Option 1)/O	Helen Peskett	Object	DM28 (Option 1)	Policy DM28 which should allow higher levels of parking in developments with low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3874/01/010/DM28 (Option 1)/O	Carol Winterburn	Object	DM28 (Option 1)	Policy DM28 of the draft Plan permits developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. This will not lead to less car ownership, but instead there will be increased pressure on on-street parking.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3874/01/011/DM28  
(Option 1)/C

Carol Winterburn

DM28 (Option 1)

Policy DM28 of the draft Plan permits developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. This will not lead to less car ownership, but instead there will be increased pressure on on-street parking.

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

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3875/01/005/DM28  
(Option 1)/O

Celia Baughan

Object

DM28 (Option 1)

should allow higher levels of parking in developments of low public transport accessibility.

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

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3876/01/009/DM28 (Option 1)/O	Edwina Morris	Object	DM28 (Option 1)	<p>Policy DM28 which should allow higher levels of parking in developments of low public transport accessibility.</p> <p>Unless the council is able to influence local transport providers in order to significantly increase and improve local bus services many of the additional residents will need to rely on private cars to travel to and from their homes.</p> <p>Policy DM28 does not therefore contribute to Strategic Objective 8: improve accessibility, connectivity, sustainability and ease of movement to, from and within the borough.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3883/01/005/DM28 (Option 1)/O	Mrs Marilyn Arbisman	Object	DM28 (Option 1)	<p>Policy DM 28 New developments should have adequate parking,trying to cut it down will not make people give up their cars,just cause more problems on nearby roads.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3892/01/012/DM28 (Option 1)/O	Ms M Bailey	Object	DM28 (Option 1)	The idea that the Council believes that fewer people will own their own cars is a ridiculous idea, and this should be dropped forthwith.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3893/01/009/DM28 (Option 1)/O	Jan Payne	Object	DM28 (Option 1)	Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3896/01/017/DM28 (Option 1)/O	Mr M Veldeman	Object	DM28 (Option 1)	Such an ill-considered concept. People use cars and lack of parking will not change that. Frequently people need their cars, for a variety of reasons, and public transport just does not yet meet those needs. Lacking of parking will lead to people driving further afield - bad for the environment, bad for local businesses which will suffer enormously, and bad for people generally as they will behave badly in the search for places for park.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3897/01/018/DM28 (Option 1)/O	Cllr M Neal	Object	DM28 (Option 1)	I object to policy DM28: Car and Cycle Parking in New Development, as this will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Plan assumes that this will lead to fewer people owning cars when in fact it will lead to more and more pressure on on-street parking. The policy should be amended to allow higher levels of parking in all locations that the London Plan contemplates, because so many of our District centres already have very severe parking problems.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3899/02/009/DM28 (Option 1)/O	Ms E Rudduck	Object	DM28 (Option 1)	<p>Policy DM28 which should allow higher levels of parking in developments of low public transport accessibility.</p> <p>The roads in the area are already congested causing visitors to the houses difficulty in finding somewhere to park, particularly as commuters park their cars to catch the buses into Croydon. To build this amount of homes and insufficient parking spaces would cause cars to be parked across drives (sometimes happens now!) and frustration on the part of the local residents.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3906/01/005/DM28 (Option 1)/O	Mr & Mrs Blissett	Object	Soundness - Effective	DM28 (Option 1)	<p>DM 28 115-116 We oppose reduction of the ratio of parking spaces : residential accommodation below that set out in the London Plan, where there is low public transport infrastructure, and current intense / capacity on-street parking.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3933/01/009/DM28 (Option 1)/O	Mr & Mrs Thacker	Object	DM28 (Option 1)	Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. Restricting parking spaces in such areas doesn't lead to fewer people owning their own car; it just leads to greater competition for existing spaces.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3940/01/010/DM28 (Option 1)/O	Shirley Shephard	Object	DM28 (Option 1)	Policy DM28 (p115-116) of the draft Plan will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking. I will be calling for Policy DM28 to allow higher levels of parking in all locations than the London Plan contemplates, because so many of our District centres (such as Purley and Coulsdon) already have very severe parking problems. Policy DM29 (p120) prohibits temporary car parks. This is too restrictive as temporary car parks may sometimes be needed	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3941/01/008/DM28 (Option 1)/O	Mr Frances Sell	Object	DM28 (Option 1)	We need more not less parking provision. Purley and Coulsdon town centre's are badly lacking car parking facilities.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3942/01/009/DM28 (Option 1)/O	Mr Scott Hunter	Object	DM28 (Option 1)	Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. Restricting parking spaces in such areas doesn't lead to fewer people owning their own car; it just leads to greater competition for existing spaces.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3943/01/009/DM28 (Option 1)/O	Mr Steve Murray	Object	DM28 (Option 1)	Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. Restricting parking spaces in such areas doesn't lead to fewer people owning their own car; it just leads to greater competition for existing spaces.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3948/01/009/DM28 (Option 1)/O	Mr C Rudduck	Object	DM28 (Option 1)	<p>Policy DM28 which should allow higher levels of parking in developments of low public transport accessibility.</p> <p>The roads in the area are already congested causing visitors to the houses difficulty in finding somewhere to park, particularly as commuters park their cars to catch the buses into Croydon. To build this amount of homes and insufficient parking spaces would cause cars to be parked across drives (sometimes happens now!) and frustration on the part of the local residents.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3949/01/009/DM28  
(Option 1)/O

Mr K Rudduck

Object

DM28 (Option 1)

Policy DM28 which should allow higher levels of parking in developments of low public transport accessibility.

The roads in the area are already congested causing visitors to the houses difficulty in finding somewhere to park, particularly as commuters park their cars to catch the buses into Croydon. To build this amount of homes and insufficient parking spaces would cause cars to be parked across drives (sometimes happens now!) and frustration on the part of the local residents.

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

3952/01/003/DM28  
(Option 1)/O

Mrs J Jeffery-Reynolds

Object

DM28 (Option 1)

Reference Policy Numbers:-  
DM31.4 DM28 DM2

Change

Reference:- 128 504 541 542 548

I am a resident of Shirley and strongly object to the current proposals to build on green belt land on the Shirley Oaks and surrounding areas.

There are plenty of brown sites that are unoccupied and could fulfill the purpose of providing new homes. Shirley is already tight for school places. St John's, in Spring Park Road, is increasing to 2 form entry already with the number of children living locally requiring education. The 367 bus serving the Shirley Oaks Village is infrequent and much more transport will be required. Parking is already a nightmare and with the lack of parking contemplated with the new build supply the problem will only get worse. There will be an incredible build up of traffic on the already congested Wickham Road and other local roads.

I believe this proposed building of traveller's sites and homes will change the whole ethos of Shirley and cause resentment and the lowering of living standards. This is a particular area of standard housing and should not be changed by the building of blocks of houses. Garden land should not be built on and this is an inappropriate development and should not be allowed to go ahead. Metropolitan Open Land has the same protection as the Green Belt and the rules should be followed accordingly..

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

3978/01/016/DM28 (Option 1)/O	Ms S Ikpa	Object	DM28 (Option 1)	Policy DM28. which should allow higher levels of parking in developments of low public transport accessibility to reduce competition for existing spaces and so reduce congestion.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3982/01/006/DM28 (Option 1)/O	Mr & Mrs Smith	Object	DM28 (Option 1)	<p>We are strongly against the planning ideas you have over green spaces. Please add these six against to planning ideas with references below</p> <p>DM40.1 DM2 40.4 DM44.2 DM28 DM31.4</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3989/01/005/DM28 (Option 1)/O	Mr & Mrs Thomas	Object	Soundness - Effective	DM28 (Option 1)	We also need to get developers to increase the number of Parking spaces on future developments rather than saying all the time that we should curtail car use. Nice idea but people still want to have a car[s] and have somewhere to park it ?	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3992/01/011/DM28 (Option 1)/O	Patricia Wood	Object	Soundness - Effective	DM28 (Option 1)	There is insufficient parking planned for the new development as Shirley has poor transport links, Policy DM28.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4010/01/012/DM28 (Option 1)/O	Mr R Morley-Smith	Object	Soundness - Effective	DM28 (Option 1)	Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility	Will be calling for Policy DM28 to allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4032/01/009/DM28 (Option 1)/O	Ms S Lawson	Object		DM28 (Option 1)	I believe this policy should allow for higher levels of parking in the locations listed, than the amount currently listed as otherwise there will be more pressure on on-street parking. A lot of the local areas already have drastic parking problems and this policy currently would make the situation worse. I believe temporary car parks should also be allowed as these are sometimes necessary to alleviate congestion (currently prohibited in Policy DM29).		Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4034/01/007/DM28 (Option 1)/O	Ms S Quay	Object	DM28 (Option 1)	We have serious parking problems in our town centres so please don't permit the proposed change to the local plan to lower the number of parking spaces that developers need to provide.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4036/01/012/DM28 (Option 1)/O	Ms S Wheeler-Kiley	Object	Soundness - Effective	DM28 (Option 1)	Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility	Will be calling for Policy DM28 to allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:

1. de-designation of the Metropolitan Open Land around Shirley Oaks Village;

2. the use of the following five sites for housing:

- land at Poppy Lane reference number 128;

- Stroud Green Pumping Station, 140 Primrose Lane reference number 504;

- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;

- land to the west of Shirley Oaks Road reference number 542; and

- land to the rear of 5-13 Honeysuckle Gardens reference number 548.

If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?

3. the use of the following locations as gypsy/traveller sites:

- Coombe Farm off Oaks Road reference number 502;

- Coombe Lodge Nurseries off Conduit Lane reference number 661; and

- Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;

As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

of Nature Conservation Interest.  
Policy E of Planning Policy for  
Traveller Sites, published by the  
Government in August, says very  
clearly:

“Traveller sites (temporary or  
permanent) in the Green Belt are  
inappropriate development”.

The Council's approach is clearly in  
breach of that policy. All three sites  
are also some distance from public  
services and they are all in the same  
part of the borough (two are in  
Heathfield ward, one just over the  
border in Croham). Why has  
Heathfield been singled out in this  
way? If the Council really needs, as  
it claims, to quadruple the number of  
gypsy/traveller sites in the borough -  
which I would question - they should  
look elsewhere (for example, off the  
Purley Way where the existing site is);

4.focussed intensification associated  
with gradual change of an area's  
local character under Policy DM31.4  
of the Shirley Road Shopping  
Parade, Shirley local centre and  
Forestdale. Shirley Road Shopping  
Parade is surely worthy of protecting  
rather than replacing with medium-  
rise blocks? Shirley local centre is  
defined not just as a stretch of the  
Wickham Road (where some  
intensification may be appropriate)  
but Ridgemount Avenue, Wickham  
Avenue, Peregrine Gardens, West  
Way Gardens, the northern section of  
Hartland Way and the western parts  
of Bennetts Way and Devonshire  
Way. Replacing the largely semi-  
detached buildings in these  
residential roads with medium-rise  
blocks would completely change the  
character of Shirley. Replacing the  
largely terraced housing and small  
blocks of flats in Forestdale with  
medium-sized blocks would  
completely change that area too;

5.Policy DM2 on development on  
garden land, which is too subjective  
and therefore too weak. There  
should be a much stronger  
presumption against development on  
garden land; and

6.Policy DM28, which should allow  
higher levels of parking in  
developments of low public transport  
accessibility. Restricting parking  
spaces in such areas doesn't lead to  
fewer people owning their own car; it  
just leads to greater competition for  
existing spaces.

4050/01/005/DM28 (Option 1)/O	Jenny White	Object	DM28 (Option 1)	Lack of Parking in new Developments Pexcessive roadolicy DM.28	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.
				Realistic Parking must be provided for new development. It should be mandatory to avoid excessive road parking		
						Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

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4051/01/014/DM28 (Option 1)/O	Mr Matt Knight	Object	DM28 (Option 1)	This policy should allow higher levels of parking in developments of low public transport accessibility.	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
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4057/01/003/DM28 (Option 1)/O	Jill Wiltshire	Object	DM28 (Option 1)	<p>Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking. Forestdale already has a very significant parking problem and due to the lack of (reliable) public transport this would get much worse.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4058/01/009/DM28 (Option 1)/O	Mrs Mary Gray	Object	DM28 (Option 1)	<p>Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. Restricting parking spaces in such areas doesn't lead to fewer people owning their own car; it just leads to greater competition for existing spaces.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4059/01/009/DM28 (Option 1)/O	Shirley Lidbury	Object	DM28 (Option 1)	Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. Restricting parking spaces in such areas doesn't lead to fewer people owning their own car; it just leads to greater competition for existing spaces.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4062/01/009/DM28 (Option 1)/O	Mr & Mrs Keith & Susan Hobbs	Object	DM28 (Option 1)	Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. Restricting parking spaces in such areas doesn't lead to fewer people owning their own car; it just leads to greater competition for existing spaces.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4065/01/009/DM28 (Option 1)/O	Mr Clive Jarvis	Object	DM28 (Option 1)	Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. Restricting parking spaces in such areas doesn't lead to fewer people owning their own car; it just leads to greater competition for existing spaces.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4066/01/015/DM28 (Option 1)/O	Dr Chandra Pawa	Object	DM28 (Option 1)	Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility to reduce competition for existing spaces and so reduce congestion.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4067/01/009/DM28 (Option 1)/O	Mrs Marilyn Loader	Object	DM28 (Option 1)	Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. Restricting parking spaces in such areas doesn't lead to fewer people owning their own car; it just leads to greater competition for existing spaces.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4071/01/010/DM28 (Option 1)/O	Mr & Mrs Tross	Object	DM28 (Option 1)	Given the existing levels of brownfield sites in the area, these should be exhausted before encroaching on areas that would significantly alter the character of the area.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4075/01/010/DM28 (Option 1)/O	Kaljit Gata-Aura	Object	DM28 (Option 1)	Policy DM28 which should allow higher levels of parking in developments of low public transport accessibility	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
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4077/01/005/DM28 (Option 1)/O	Lister & Joyce D'Costa	Object	DM28 (Option 1)	I am writing to object to: 4.Lack of Parking in new developments as listed in policy DM28 (p115-116) of the draft Plan will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan own car. This will lead to more and more pressure on on-street parking, just look at Pampisford Road where a number of "new development" residents park on the road which has led to congestion on Pampisford Road.	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
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4079/01/016/DM28 (Option 1)/O	Melissa Chu	Object	DM28 (Option 1)	Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility to reduce competition for existing spaces and so reduce congestion.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4083/01/014/DM28 (Option 1)/O	Mr Reuben Gata-Aura	Object	DM28 (Option 1)	object to Policy DM28 which should allow higher levels of parking in developments of low public transport accessibility	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4083/01/013/DM28 (Option 1)/O	Mr Reuben Gata-Aura	Object	DM28 (Option 1)	Iobject to Policy DM28 which should allow higher levels of parking in developments of low public transport accessibility	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
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4085/01/009/DM28 (Option 1)/O	Mrs Shelley Chatter-Singh	Object	DM28 (Option 1)	DM 28. There is a troubling lack of parking being planned for the number of new developments proposed which will cause congestion and may heighten local tensions with existing residents.	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
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4089/01/013/DM28 (Option 1)/O	Victoria Moore	Object	DM28 (Option 1)	Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4090/01/005/DM28 (Option 1)/O	The Family Durling	Object	Soundness - Effective	DM28 (Option 1)	I will be calling for Policy DM28 to allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4096/01/013/DM28 (Option 1)/O	Mr Vince Hemment	Object	DM28 (Option 1)	Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. Restricting parking spaces in such areas doesn't lead to fewer people owning their own car; it just leads to greater competition for existing spaces.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4099/01/004/DM28 (Option 1)/O	Vivienne Murray	Object	DM28 (Option 1)	Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4104/01/012/DM28 (Option 1)/O	Terrence & Jacqueline Spriggs	Object	Soundness - Effective	DM28 (Option 1)	Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility	Will be calling for Policy DM28 to allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4108/01/011/DM28 (Option 1)/O	The Chudasama Family	Object	Soundness - Effective	DM28 (Option 1)	Policy DM28 (p115-116) – I object to this as this will lead to more and more pressure on on-street parking	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4112/01/013/DM28 (Option 1)/O	Ms V Cruickshank	Object	DM28 (Option 1)	7.Policy DM 28	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4117/01/014/DM28 (Option 1)/O	Cllr S Brew	Object	DM28 (Option 1)	<p>I object to policy DM28: Car and Cycle Parking in New Development, as this will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Plan assumes that this will lead to fewer people owning cars when in fact it will lead to more and more pressure on on-street parking. The policy should be amended to allow higher levels of parking in all locations that the London Plan contemplates, because so many of our District centres already have very severe parking problems.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4122/01/005/DM28 (Option 1)/O	Mr David Hazzard	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4137/01/009/DM28 (Option 1)/O	Mrs S Rudduck	Object	DM28 (Option 1)	<p>Policy DM28 which should allow higher levels of parking in developments of low public transport accessibility.</p> <p>The roads in the area are already congested causing visitors to the houses difficulty in finding somewhere to park, particularly as commuters park their cars to catch the buses into Croydon. To build this amount of homes and insufficient parking spaces would cause cars to be parked across drives (sometimes happens now!) and frustration on the part of the local residents.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4143/01/003/DM28 (Option 1)/O	Miss R Thorogood	Object	DM28 (Option 1)	Policy DM28 of the draft Plan which will allow developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Council assumes that this will lead to fewer people owning their own car. In reality, it will lead to more and more pressure on on-street parking. You only need to walk around Forestdale now to see that the roads are already lined with cars and vans. Policy DM28 needs to allow higher levels of parking in developments of low public transport accessibility. I do hope that you take seriously all the objections sent to you by those of us who live in the areas you are proposing to radically alter. Thank you.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4145/01/014/DM28 (Option 1)/O	Mr & Mrs Andrews	Object	Soundness - Effective	DM28 (Option 1)	<p>I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:</p> <p>6. Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. Restricting parking spaces in such areas doesn't lead to fewer people owning their own car; it just leads to greater competition for existing spaces.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4146/01/011/DM28 (Option 1)/O	Mr & Mrs Carpenter	Object	DM28 (Option 1)	The motor car is a fact of life and something which most people aspire to own. Tning to reduce ownership of cars by restricting the provision of parking spaces will not work and will only lead to ever more pressure on on-street parking.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4160/01/005/DM28 (Option 1)/O	Mr T.C Martin	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4161/01/016/DM28 (Option 1)/O	Mr Trevor Watkins	Object	DM28 (Option 1)	Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility to reduce competition for existing spaces and so reduce congestion.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4163/01/005/DM28 (Option 1)/O	Mrs J Webb	Object	DM28 (Option 1)	I wish to object to DM28 which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4166/01/001/DM28 (Option 1)/O	Carol Holmes	Object	DM28 (Option 1)	<p>Policy DM28- parking in areas of low public transport availability  This policy allows developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. This will result in more car-owners competing for parking on-street. Higher levels of developer-provided parking are therefore needed in these areas, if significant congestion on existing roads is to be avoided.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4172/01/006/DM28 (Option 1)/O	Mr B Cooke	Object	DM28 (Option 1)	<p>Policy DM28 should allow higher levels of parking in developments of low public transport accessibility</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4177/01/005/DM28 (Option 1)/O	Mr & Mrs Potter	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4180/01/005/DM28 (Option 1)/O	Mr David Stagg	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4183/01/005/DM28 (Option 1)/O	G.A Dale	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4185/01/005/DM28 (Option 1)/O	L Gorrie	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4187/01/006/DM28  
(Option 1)/C

Mr Mark Tatum

DM28 (Option 1)

OBJECT to DM28 which should  
allow higher levels of parking

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

4218/01/011/DM28  
(Option 1)/O

Mr & Ms Morgan & Mason

Object

DM28 (Option 1)

This would allow higher levels of  
parking in developments of low public  
transport accessibility.

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

4219/01/004/DM28  
(Option 1)/C

Mr R.C Syred

DM28 (Option 1)

OBJECT to DM28 which should  
allow higher levels of parking

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

4222/01/005/DM28  
(Option 1)/O

Mrs Brenda Taylor

Object

DM28 (Option 1)

Policy DM28, Which should allow  
higher levels of parking in  
developments of low public transport  
accessibility.

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

4223/01/014/DM28 (Option 1)/O	Mrs Mary Lane	Object	DM28 (Option 1)	Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. Restricting parking spaces in such areas doesn't lead to fewer people owning their own car it just leads to greater competition for existing spaces.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4228/01/016/DM28 (Option 1)/O	Sheila Newman	Object	DM28 (Option 1)	Policy DM28. which should allow higher levels of parking in developments of low public transport accessibility to reduce competition for existing spaces and so reduce congestion.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4229/01/005/DM28 (Option 1)/O	Susan Piggott	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4233/01/005/DM28 (Option 1)/O	Mr & Mrs White	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4238/01/007/DM28 (Option 1)/O	Miss b Hall	Object	DM28 (Option 1)	Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. This is not allowed for in the London Plan, so it is assumed that the whole of Shirley will be provided with more adequate public transport.	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
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4240/01/006/DM28 (Option 1)/C	Mr & Mrs Galyer		DM28 (Option 1)	OBJECT to DM28 which should allow higher levels of parking	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
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4244/01/009/DM28 (Option 1)/O	Mr & Mrs Kelly	Object	DM28 (Option 1)	Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. Restricting parking spaces in such areas doesn't lead to fewer people owning their own car; it just leads to greater competition for existing spaces.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4245/01/013/DM28 (Option 1)/O	Mr & Mrs Maguire	Object	DM28 (Option 1)	Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4246/01/005/DM28 (Option 1)/O	Mr & Mrs McManus	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4249/01/005/DM28 (Option 1)/O	Mr & Mrs Grinham	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4250/01/005/DM28 (Option 1)/O	Mr & Mrs Rasell	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4251/01/005/DM28 (Option 1)/O	Mr & Mrs Westbrook	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4252/01/006/DM28 (Option 1)/O	Mr & Mrs Worman	Object	DM28 (Option 1)	Object to DM28 as it will allow higher levels of parking in areas of low parking transport accessibility	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4268/01/016/DM28 (Option 1)/O	Mr D Nesterovitch	Object	DM28 (Option 1)	Policy DM28. which should allow higher levels of parking in developments of low public transport accessibility to reduce competition for existing spaces and so reduce congestion.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4270/01/005/DM28 (Option 1)/O	Mr D Payne	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4273/01/006/DM28 (Option 1)/C	Mrs A Dada		DM28 (Option 1)	OBJECT to DM28 which should allow higher levels of parking	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4274/01/005/DM28 (Option 1)/O	Mr E Mills	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4275/01/005/DM28 (Option 1)/O	Mr G Drinkwater	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4276/01/005/DM28 (Option 1)/O	Mr G Meacock	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4277/01/003/DM28 (Option 1)/O	Mr H Bhanji	Object	DM28 (Option 1)	I object to policy DM28 which should allow higher levels of parking in developments of low public transport accessibility to reduce competition for existing spaces and so reduce congestion.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4278/01/002/DM28 (Option 1)/O	Mr Melvin Howard	Object	DM28 (Option 1)	Policy DM28 will lead to more and more pressure on on-street parking not a reduction of car ownership.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4280/01/005/DM28 (Option 1)/O	P.M Robertson	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4282/01/004/DM28 (Option 1)/O	Mr P Tyler	Object	DM28 (Option 1)	<p>Policy DM28 should allow for higher levels of parking in developments of low public transport. The draft plan does not allow for sufficient spaces as allowed for on The London plan. This is not acceptable and will lead to more pressure on street parking. It is wonderful to have plans for Croydon and its re-generation but you cannot and should change every part of Croydon and especially those green spaces and the parts that are not in need of regeneration. In reading the London Plan the intent is not to change those areas that already exist within its parameters but to find new ones, such as brownfield sites to develop. You cannot hide far reaching changes to these existing communities that exist well in Croydon to sort out the problems of housing that need to be resolved in a 200 page document, which is effectively what you have done. These proposals will have local repercussions in the near and distant future for many residents. Find brownfield sites and build these developments there.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4290/01/004/DM28 (Option 1)/C	Mrs R Simking		DM28 (Option 1)	<p>OBJECT to DM28 which should allow higher levels of parking</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4293/01/005/DM28 (Option 1)/O	Mr Roberts	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4300/01/006/DM28 (Option 1)/O	Mrs Carol Mamora	Object	DM28 (Option 1)	I object to policy DM28 which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4312/01/010/DM28 (Option 1)/O	Doreen Jansen	Object	DM28 (Option 1)	Objection to Policy DM28 which should allow higher levels of parking in developments of low public transport accessibility. - What Croydon needs is park and ride to encourage public transport use, not less parking space, which clogs up surrounding areas.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4326/01/005/DM28 (Option 1)/O	Mr M Norman	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4333/01/016/DM28 (Option 1)/O	Mr P Bhanji	Object	DM28 (Option 1)	Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility to reduce competition for existing spaces and so reduce congestion.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4335/01/005/DM28 (Option 1)/O	Mr P Cornish	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4344/01/005/DM28 (Option 1)/O	Mr & Mrs Rasbrook & Pickford	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4350/01/005/DM28 (Option 1)/O	Mr W Pook	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4352/01/005/DM28 (Option 1)/O	Mrs I Pegrum	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4356/01/005/DM28 (Option 1)/O	Ms A Coyle	Object	DM28 (Option 1)	I am writing to object to policy DM28 which should allow higher levels of parking in development of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4358/01/016/DM28 (Option 1)/O	Ms B Fontaine	Object	DM28 (Option 1)	Policy DM28. which should allow higher levels of parking in developments of low public transport accessibility to reduce competition for existing spaces and so reduce congestion.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4362/01/005/DM28 (Option 1)/C	Mrs G Syred		DM28 (Option 1)	OBJECT to DM28 which should allow higher levels of parking	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4373/01/005/DM28 (Option 1)/O	Mrs J.M Martin	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4378/01/015/DM28 (Option 1)/O	Jennifer Carrozzo	Object	DM28 (Option 1)	I am writing to object to Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4381/01/005/DM28 (Option 1)/O	Mr & Ms Sagar & Allen	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4382/01/005/DM28 (Option 1)/O	Kate Adams	Object	DM28 (Option 1)	Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4384/01/016/DM28 (Option 1)/O	Ms N Nesterovich	Object	DM28 (Option 1)	Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility to reduce competition for existing spaces and so reduce congestion.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4411/01/008/DM28 (Option 1)/O	Maurice Brennan	Object	DM28 (Option 1)	5.I strongly object to the inclusion of: Policy DM28 (p115-116) of the draft Plan will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. This is totally wrong and goes against GLA and Government advice	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4435/01/009/DM28 (Option 1)/O	Mrs Janet Baine	Object	DM28 (Option 1)	Policy DM28 which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4605/01/013/DM28 (Option 1)/O	Natalie Sayers	Object	DM28 (Option 1)	Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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4716/01/009/DM28  
(Option 1)/O

Rachel Marland

Object

DM28 (Option 1)

Policy DM28 - all new developments should have adequate parking, less parking does not equal less cars, it just creates more pressure on existing parking places. I myself constantly have people parking over my driveway as there are not enough parking places and the council never ever comes out when I ring to complain about this.

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

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6067/01/005/DM28  
(Option 1)/O

T Morris

Object

DM28 (Option 1)

Policy DM28, Which should allow higher levels of parking in developments of low public transport accessibility.

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

7300/01/012/DM28 (Option 1)/O	Ann & Alan Gibbs	Object	DM28 (Option 1)	The draft plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility than the London plan allows for. This is clearly not desirable. Street parking is already a familiar problem throughout the Borough, particularly in areas where parking is not available as part of a residency, and adequate off street parking should fully meet the needs of a development, taking into account the planned number of dwellings.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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7304/01/011/DM28 (Option 1)/O	Mr Ian Fraser	Object	Soundness - Effective	DM28 (Option 1)	10. Additional parking is always welcome in areas of low public transport accessibility assuming that roadway space can be improved without increasing hazards to pedestrians and motorists. The need for additional parking illustrates that housing density is already beyond saturation point. Additional housing and particularly back garden developments should be avoided.	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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7308/01/009/DM28  
(Option 1)/O

Mr John Carley

Object

Soundness -  
Justified

DM28 (Option 1)

I object to draft Policy DM28 that will allow developers to provide fewer parking spaces in areas of low public accessibility that the London Plan allows. Such a policy will only lead to more pressure on off-street parking elsewhere.

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

0606/01/003/DM28  
(Option 1)/O

Enid Allen

Object

Soundness -  
Justified

DM28 (Option 1)

490

I understand that a new school is proposed for the site opposite the gym on Brighton Road so that will alleviate pressures on primary school places somewhat, but the Council really need to reject the central London idea of almost zero parking facilities. I do hope you will revise your plans.

Revise Policy DM28 to reconsider the strategy of the quantum of parking for developments relating to the existing transport facilities (Public Transport Accessibility Levels), for outer London towns like Purley and reject the idea of central London of zero parking facilities and include a reasonable policy to deal with commuter parking. Include parking facilities in the proposed development of a new school.

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

2716/01/005/DM28 (Option 2)/S	Peter Jarvis  <i>Chipstead Residents' Association</i>	Support	Soundness - Effective	DM28 (Option 2)	<p>Chipstead and most areas south of Coulsdon are areas of low Public Transport Accessibility Level (PTAL). Although the promotion of walking, cycling and the use of public transport is commendable, the reality in this area is that cars are the predominant and necessary form of transport.</p> <p>The recent closure of the Lion Green Road car park has had an adverse impact on trade in Coulsdon Town Centre and on commuters. More, not less, long term parking is required.</p> <p>At the very least, Option 2 (higher car parking standards in areas of low PTAL) should be adopted.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2828/01/001/DM28 (Option 2)/O	Mr Eugene Regan	Object		DM28 (Option 2)	<p>Allow higher levels of parking in all locations than the London Plan contemplates, because so many of our District centres (such as Purley and Coulsdon) already have very severe parking problems. Policy DM29 (p120) prohibits temporary car parks. This is too restrictive as temporary car parks may sometimes be needed</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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3091/01/009/DM28  
(Option 2)/O

Mr Paul Gomm

Object

DM28 (Option 2)

please note my objection to the following policy reference numbers within your current draft plan for planning & development;

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

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4138/02/010/DM28  
(Option 2)/O

Ms S Rao

Object

DM28 (Option 2)

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

0203/03/029/DM28 (Table 10.1)/O	Mr Charles King  <i>East Coulsdon Residents' Associat</i>	Object	DM28 (Table 10.1)	<p>Parking Provision in new developments</p> <p>The existing parking provision in new developments has proved inadequate especially where these take place in Controlled parking zones. As a result parking is spread across surrounding areas and this has been the cause of many parking rage incidents requiring attendance by the police. Car Ownership in Coulsdon in both social and owned property is nearer that of neighbouring Surrey than London and this should be reflected in the provision in new developments which should have parking spaces to reflect this.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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0320/01/022/DM28 (Table 10.1)/O	Mr Tarsem Flora  <i>Flora Associates</i>	Object	DM28 (Table 10.1)	<p>Table 10.1 Car parking in new development (P 116)</p> <p>I respect the council strategy on parking but in practice all residents (including affordable) need parking spaces . If not provided within the development all adjoining roads get heavily chocked up, causing all sort of problems for the local community and the council who cannot get access to clean up roads and rainwater gullies which get chocked and cause flooding.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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0535/01/007/DM28 (Table 10.1)/O	Mr Peter Morgan	Object	DM28 (Table 10.1)	<p>Car club spaces should not be required. Instead developers should be encouraged to consider such provision.</p> <p>"As per London Plan Table 6.2 with no provision for higher levels of car parking in areas with low Public Transport Accessibility Levels" - this is totally unacceptable as set out above.</p> <p>In all cases, London Plan standards are too restrictive and a more relaxed approach should be encouraged - in line with changes to the NPPF <a href="https://www.gov.uk/government/speeches/planning-update-march-2015">https://www.gov.uk/government/speeches/planning-update-march-2015</a></p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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1916/01/008/DM28 (Table 10.1)/O	Andrew Hird	Object	DM28 (Table 10.1)	<p>Policy DM28 (p115-116) of the draft Plan will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking. Policy DM28 should allow higher levels of parking in all locations than the London Plan contemplates, because so many of our District centres (such as Purley and Coulsdon) already have very severe parking problems.</p>	<p>Policy DM28 should allow higher levels of parking in all locations than the London Plan contemplates, because so many of our District centres (such as Purley and Coulsdon) already have very severe parking problems.</p>	Change	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
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2093/08/002/DM28  
(Table 10.1)/O

Lorraine Pond

Object

Soundness -  
Effective

DM28 (Table 10.1)

Policy DM28 of draft plan. This policy should allow higher levels of parking, in all locations, that the London Plan contemplates. Purley and Coulsdon have severe parking problems, thus affecting local shops.

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

2764/18/001/DM28  
(Table 10.1)/O

Mr Derek Ritson

*Monks Orchard Residents Associa*

Object

DM28 (Table 10.1)

Presumably n/a means none or nil appropriate. So what happens to the car(s) if the future owner(s) purchase one? Under note 31- Presumably this means 5% of the number of dwellings; so car spaces for the 10 units which means half a car space (a Smart Car!) for 10 units but with a minimum space for 1 car? If the development is for 100 units at high housing density/ha, the 5% car space allowance is just 5 car parking spaces. After regular confrontation between residents over the available spaces, where do the other 95 park? (In the street round the corner)? The policy of reduction of car parking allocations is unrealistic now and up to 2036- unless legislation is introduced to prevent car ownership. Restricting development allocations of parking spaces for high residential and housing density developments would inevitably create localised zones of high density on-street parking as can be seen in some areas now. It is not feasible to magically stop car ownership unless public transport is significantly improved; user costs reduced and reach more areas with interchanges between modes more co-ordinated. The policy of reduction of car parking allocations is unrealistic in the 21st Century- unless legislation is introduced to prevent car ownership. The authorities may wish that car ownership should be reduced and thus car parking provision could be reduced but as the current law stands, the authorities cannot prevent car ownership. If provision of car parking spaces is not provided as part of a development proposal, the new occupant may still want and could purchase a car and there is nothing that the authorities can do (currently) to stop them doing so- even if they do not have car parking provision at their dwelling. Future car ownership is unlikely to fall as development in technology will make car ownership more affordable and therefore more likely, (people like the freedom to up and go where and when they want rather than be restricted by public transport routes, availability or timing, complex interchange en-route etc.) Vehicles may be smaller per unit (rather than the current large 4 x 4's). Therefore we contend that developments, at least in areas of low PTAL, should be provided with a minimum of one off-street parking space per unit. Not to provide such an allocation would inevitably lead to an increase in onstreet parking which causes road congestion. (Unless street parking is prohibited everywhere! Again - unrealistic). Therefore, especially in

The requirements for car parking spaces in areas of low PTAL should be increased. Developments, at least in areas of low PTAL, should be provided with a minimum of one off-street parking space per unit.

Change

The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.

Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.

areas of LOW PTAL provision of car space should be provided. If NOT provided, the end result will be both parking congestion and road congestion as manoeuvring around parked vehicles slows traffic progression. These policies are to cover the period 2017 to 2036. Can the Planners consider the situation by 2036 when probably cars will be 'driverless' and will be more futuristic in design and more environmentally friendly? Get in the car, set your destination on the display panel (GPS) and off you go. No need for a driving licence as anyone could use them (the car would need a license, not the driver); no speed cameras (or income stream revenue from speed cameras) as cars will be driven within the legal limit by GPS SAT navigation. Safety designed into the systems will make the 20mph zones redundant. The only problem will be that the planners have not had the foresight to allow sufficient parking spaces in all the high density dwellings built between 2017 to 2036 and therefore they will still require high density on-street parking with no provision to re-charge the vehicle batteries (if they are electric and not hydrogen powered or other power sourced)! What is the predicted car ownership per household by 2036? We contend that the proposed policies won't work and in the end could ultimately cause chaos. Just a little bit of space allocation in each development and the problem is solved! It gets the stationary cars OFF the streets, now and especially in the future.

0092/02/024/DM29/O	<i>Riddlesdown Residents Associatio</i>	Object	Soundness - Effective	DM29	DM29 (page 120- CLP2) prohibits temporary car parks. This is too restrictive as temporary car parks may sometimes be needed.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
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0203/01/006/DM29/O	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Object	DM29	We believe that it is wrong not to allow temporary car parks on demolition sites and open spaces where there is a clear need to create temporary car parking to either relieve existing sites or replace existing car parks that are being refurbished or under reconstruction.	Temporary car parks should be permitted when car parks are being refurbished or are under construction.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
0203/03/016/DM29/O	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Object	DM29	Temporary car parks: 10.5 We believe that it is wrong not to allow temporary car parks on demolition sites and open spaces where there is a clear need to create temporary car parking to either relieve existing sites or replace existing car parks that are being refurbished or under reconstruction. We are of the view a temporary car park should be created on Cane Hill until the Lion Green Road site has been completed.		Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
0535/01/012/DM29/O	Mr Peter Morgan	Object	DM29	Temporary car parks are an excellent way to use land awaiting development. We have seen many cases where they have had a positive effect and impact on the local area, notably in central Croydon. The council should positively encourage the use of land awaiting development for temporary car parks –and should not worry if this use continues over many years. This suggestion is wholly unacceptable and must be removed.		Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
1350/06/017/DM29/S	Helen Buckland <i>Environment Forum</i>	Support	DM29	The Forum supports Detailed Policy DM29 to deter the use of empty sites for car parking and for their alternatives uses 'by cultural and creative industries and community uses' and 'for food growing and tree planting.'		Welcome support	

1843/01/009/DM29/O	Mrs A L Winkley	Object	DM29	I object to DM29.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
1853/01/011/DM29/O	Brian Matthews	Object	DM29	Policy DM29 (p120) prohibits temporary car parks. This is too restrictive as temporary car parks may sometimes be needed.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
1887/01/007/DM29/O	David Osland	Object	DM29	Policy DM29 (p120) prohibits temporary car parks. This is too restrictive as temporary car parks may sometimes be needed.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
1894/01/009/DM29/O	Mr & Mrs Derek & Sue Reeves	Object	DM29	We would make the following objections to the proposed Draft Local Plan which is a poorly disguised attack on the southern part of the Borough  Policies DM 29	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.

1900/01/007/DM29/O	Dr S Mohiud-din	Object		DM29	Policy DM29 (p120) prohibits temporary car parks. This is too restrictive as temporary car parks may sometimes be needed.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
1916/01/009/DM29/O	Andrew Hird	Object		DM29	Policy DM29 (p120) prohibits temporary car parks. This is too restrictive as temporary car parks may sometimes be needed.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
1926/01/005/DM29/O	Councillor Luke Clancy	Object	Soundness - Effective	DM29	I object to Policy DM29: Temporary Car Parks, as the policy is too restrictive and temporary car parks may sometimes be needed.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
1926/02/006/DM29/O	Councillor Luke Clancy	Object	Soundness - Effective	DM29	I object to Policy DM29: Temporary Car Parks, as the policy is too restrictive and temporary car parks may sometimes be needed.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.

2056/01/012/DM29/O	Councillor Dudley Mead <i>London Borough of Croydon</i>	Object	DM29	I object to Policy DM29: Temporary Car Parks, as the policy is too restrictive and temporary car parks may sometimes be needed.		Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
2093/08/001/DM29/O	Loraine Pond	Object	DM29	Policy DM29 prohibits temporary car parks - this is too restrictive in view of the fact that temporary car parks may sometimes be needed.		Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
2128/03/005/DM29/O	Cllr Steve O'Connell AM	Object	DM29	I object to Policy DM29: Temporary Car Parks, as the policy is too restrictive and temporary car parks may sometimes be needed.	Temporary car parks should be permitted in some circumstances.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
2635/01/016/DM29/O	Paul Sandford <i>Bourne Society</i>	Object	DM29	I object to Policy DM29: Temporary Car Parks, as the policy is too restrictive and temporary car parks may sometimes be needed.		Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.

2770/01/003/DM29/O	Mr Peter May	Object	DM29	DM29 refers to not allowing empty spaces to become temporary car parks. In a borough that generally has too little car parking amenities this makes no sense especially where such land does not have an already more immediate and more appropriate use.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
2770/01/004/DM29/O	Mr Peter May	Object	DM29	DM29 refers to not allowing empty spaces to become temporary car parks. In a borough that generally has too little car parking amenities this makes no sense especially where such land does not have an already more immediate and more appropriate use.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
2784/01/005/DM29/O	Iain Waterson	Object	DM29	<p>these policies completely neglect the basis truth that there is already a substantial scarcity of parking in and around the centre of Purley. The policies appear to have been written by someone with the fundamental misunderstanding that the provision of fewer parking spaces will lead to fewer people owning cars when it will lead to greater pressure on on-street parking. Having tried to park in Purley on many occasions I have first-hand experience of how difficult to find an on-street place. As such it is important that the number of parking spaces required as part of any new development is not allowed to be reduced whilst the prohibition of temporary car parks is too restrictive and gives no flexibility.</p> <p>It is also important that there is no reduction in the total number of parking spaces available. If the car park at 54-58 Whytecliffe Road South is indeed re-designated as residential any new scheme should have at least as many public parking spaces as the current car park. Similarly, whilst redevelopment of the Purley Pool and multi-story car park site would be more than welcome the total number of public parking spaces should not go down given the problems with parking in Purley town centre</p>	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.

2828/01/002/DM29/O	Mr Eugene Regan	Object	DM29	Allow higher levels of parking in all locations than the London Plan contemplates, because so many of our District centres (such as Purley and Coulsdon) already have very severe parking problems. Policy DM29 (p120) prohibits temporary car parks. This is too restrictive as temporary car parks may sometimes be needed	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
2999/01/014/DM29/O	Mr John Harris	Object	DM29	Policy DM29 (p120) prohibits temporary car parks. This is too restrictive as temporary car parks may sometimes be needed.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
3046/01/017/DM29/O	Stephanie Lawson	Object	DM29	I believe temporary car parks should also be allowed as these are sometimes necessary to alleviate congestion (currently prohibited in Policy DM29).	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
3185/01/013/DM29/O	Mr Stephen Woodward	Object	DM29	We have lived in Sanderstead for over 40 years, and have thoroughly enjoyed the areas to the south of Croydon being unspoilt. In our view these ill conceived proposals will change this area beyond recognition and take away that for which it is well known and valued. Please rethink, and do not continue with the proposed policies set out below and which can be found in your Local Plan: Policy DM28 (p115-116) This is too restrictive as temporary car parks may sometimes be needed.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.

3312/01/015/DM29/O	Mr Richard Brandwood	Object	DM29	Policy DM29 (p120) should PERMIT temporary car parks on occasions. Policy DM35, Table 11.8, Site 945 (p146) - Redevelopment of this site MUST allow similar provision for public car parking as at present. Provision in Coulsdon is inadequate at present!	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
3347/01/016/DM29/O	Mr Richard Veldeman	Object	DM29	olicy DM29 (p120) prohibits temporary car parks which is completely unrealistic and unhelpful.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
3412/01/003/DM29/O	Mrs C McNaughton	Object	DM29	I would like to register my anxieties as regards some of the proposals in the draft "local plan". They are DM29.	No change	No change can be made as a result of this comment because it is not clear as to what is being objected to.
3561/01/015/DM29/O	Linda Hione	Object	DM29	Policy DM29 (p120) prohibits temporary car parks. This is too restrictive as temporary car parks may sometimes be needed.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.

3561/01/010/DM29/O	Linda Hione	Object	DM29	Lack of Parking in new developments Policy DM28 (p115-116) of the draft Plan will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking. I will be calling for Policy DM28 to allow higher levels of parking in all locations than the London Plan contemplates, because so many of our District centres (such as Purley and Coulsdon) already have very severe parking problems. Policy DM29 (p120) prohibits temporary car parks. This is too restrictive as temporary car parks may sometimes be needed.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
3571/01/010/DM29/O	Mr & Mrs Hewitt	Object	DM29	Policy DM29 (p120) prohibits temporary car parks. This is too restrictive as temporary car parks may sometimes be needed.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
3708/01/019/DM29/O	Mrs J McDonald	Object	DM29	Policy DM29 (p120) prohibits temporary car parks. This is too restrictive as temporary car parks may sometimes be needed.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.

3794/01/011/DM29/O	Mr Thomas Lawson	Object	DM29	I believe temporary car parks should also be allowed as these are sometimes necessary to alleviate congestion (currently prohibited in Policy DM29).	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
3804/01/025/DM29/O	Cllr L Hale <i>London Borough of Croydon</i>	Object	DM29	Object to Policy DM29: Temporary Car Parks, as the policy is too restrictive and temporary car parks may sometimes be needed.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
3812/01/012/DM29/O	Mr Peter Spragg	Object	DM29	Policy DM29 (p120) also prohibits temporary car parks. This seems too restrictive as temporary car parks may sometimes be needed.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.

3813/01/012/DM29/O	Mr Brandon Hannan	Object	DM29	Policy DM28 (p115-116) of the draft Plan will require developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking. I will be calling for Policy DM28 to allow higher levels of parking in all locations than the London Plan contemplates, because so many of our District centres (such as Purley and Coulsdon) already have very severe parking problems. Policy DM29 (p120) prohibits temporary car parks. This is too restrictive as temporary car parks may sometimes be needed.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
3813/01/015/DM29/O	Mr Brandon Hannan	Object	DM29	Policy DM29 (p120) prohibits temporary car parks. This is too restrictive as temporary car parks may sometimes be needed.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
3814/01/012/DM29/O	Mr Jon Adams	Object	DM29	I also note that Policy DM29 (p120) prohibits temporary car parks, which would introduce an unnecessary obstacle as temporary car parks are clearly a part of a flexible and sensible plan.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.

3849/01/010/DM29/O	Maureen Messett	Object	DM29	I sincerely hope that my objections will be noted. I have lived in this borough for many many years and I hate seeing it gradually destroyed.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
3897/01/019/DM29/O	Cllr M Neal	Object	DM29	I object to Policy DM29: Temporary Car Parks, as the policy is too restrictive and temporary car parks may sometimes be needed.	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
3940/01/011/DM29/O	Shirley Shephard	Object	DM29	Policy DM29 (p120) prohibits temporary car parks. This is too restrictive as temporary car parks may sometimes be needed	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
4032/01/017/DM29/O	Ms S Lawson	Object	DM29	I believe temporary car parks should also be allowed as these are sometimes necessary to alleviate congestion (currently prohibited in Policy DM29).	Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.

4078/01/011/DM29/O	Mr & Mrs Belsey	Object		DM29	Lastly, temporary car parks must be allowed, especially in Coulsdon and Purley, where there are already severe problems that are threatening the future of the shops and restaurants.		Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
4117/01/015/DM29/O	Cllr S Brew	Object		DM29	I object to Policy DM29: I disagree that temporary car parks should be discouraged. If sites are vacant and there's a local need, perhaps because other parking sites are temporarily unavailable, then temporary car parks are to be encouraged. The current parking crisis in Coulsdon is a perfect example, and there may be similar issues in the future while other major sites are redeveloped.		Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
0790/01/136/DM30.1/O	Mr Mathew Frith <i>London Wildlife Trust</i>	Object	Soundness - Effective	DM30.1	Whilst in principle we support this, we believe that Sites of Importance for Nature Conservation should be included under DM30.1b.	Whilst in principle we support this, we believe that Sites of Importance for Nature Conservation should be included under DM30.1b.	No change	No change is required as Policy DM25 in the preferred and alternative options draft already covers any development (including the siting of telecommunications equipment) on Sites of Nature Conservation Importance. The clause in Policy 30.1 regarding Metropolitan Green Belt and Metropolitan Open Land was specifically included as it is not a matter covered by the draft policy on development in Green Belt or on Metropolitan Open Land.

## 11 The Places of Croydon

<i>Ref No</i>	<i>Representor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Soundness</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
0092/02/012/Non-specific/O	Riddlesdown Residents Associatio		Object			There is no mention in "movement" section in both Purley & Sanderstead "Places" of the poor transport links for both staff and pupils attending Riddlesdown Collegiate which is effectively located in a cul-de-sac. The large size of this Collegiate means traffic and pupil/staff movement is high, especially in the morning and mid/late afternoon.	The Purley and Sanderstead Places should reference movement around Riddlesdown college.	Not Duly Made	Only marked up changes to the adopted Croydon Local Plan: Strategic Policies are subject to consultation and therefore this comment is not duly made.
0092/02/001/Non-specific/O	Riddlesdown Residents Associatio		Object			The RRA are again extremely disappointed to note that very little mention is made of Riddlesdown within the proposed Plan and it would appear from various plans published in the proposed documents, that we are located in the three "Places" of Purley, Sanderstead and Kenley/Old Coulsdon! A small area in the centre of Riddlesdown is also in a blank area on the "Places" plan. Riddlesdown might not be large enough to be a "Place" but it has the largest secondary school in the Borough (Riddlesdown Collegiate with 2,000 children plus 250 staff), a railway station, eleven retail frontages on two sites (6 & 5), including a vital sub post office, a chemist, two convenience stores, a church, a large Common and associated adjoining Green Belt land, arable land and woodland. It is surprising then, that the Council have again made very little reference to Riddlesdown's existence! The topography of Riddlesdown, with local infrastructure, clearly makes it an important area within the Borough. We would ask that more reference is made to Riddlesdown within the Plan!	Riddlesdown should be referenced in the Plan and on the Places Maps.	Change	The following changes were made to the text in order to reflect on the specific comment about Riddlesdown: (1) in Kenley and Old Coulsdon section to read: "11.95 Kenley and Old Coulsdon is a suburban area with green wooded hillsides (Dollypers Hill, Roydons Wood) and green open spaces (Kenley Common, Riddlesdown, Kenley Aerodrome) located within and around it. There is a strong link between the green infrastructure and the built environment. This creates a feeling of spaciousness or openness can be seen in the layout of the built environment." and "11.97 Kenley and Old Coulsdon's shopping and community facilities are concentrated in the area between the Godstone Road and Kenley station. The area is framed by green space of Riddlesdown to the north and railway to the south." (2) in Sanderstead section to read: "11.127 Sanderstead is a suburban Place located on a hilltop, with residential areas of Purley Downs, Riddlesdown, Hamsey Green and Sanderstead surrounded by large scale green open spaces such as Mitchley Wood, Riddlesdown and Kings Wood."

0115/04/013//O	Mr Bob Sleeman	Object	I appeal to you to re-visit the analysis of sites for travellers and to confirm the mechanism and weightings of scores conforms to a national policy, not something invented by Croydon Council without any accreditation	Change	The Scoring set out in the table in the Gypsy and Traveller sites selection evidence document was incorrectly applied to sites in Metropolitan Green Belt and Metropolitan Open Land as +5 when it should have been -5. The scoring for individual sites affected will be corrected and republished with the Croydon Local Plan Proposed Submission drafts of the Detailed Policies and Proposals and the Strategic Policies- Partial Review.	
0203/03/054/Non-specific/C	Mr Charles King <i>East Coulsdon Residents' Association</i>	Comment	Leisure, Recreation and Sports: It is important there are good leisure and recreational facilities for all age ranges especially young people. Coulsdon is blessed with great open spaces such as Farthing Downs, Happy Valley, the Cane Hill site and two sections of the London Loop starting at Coulsdon South Station. There are adequate parks and open spaces with recreation facilities such as football pitches, pitch and putt, bowls, open air gym and children's playgrounds with swings and other equipment within walking distance. It also has a long established Harriers Running Club, Children's Gymnastic Club and many other clubs operating in the area.	No change	Thank you for your comment	
0203/03/051//C	Mr Charles King <i>East Coulsdon Residents' Association</i>	Comment	On the Cane Hill site : We would like to see the Green Belt opened up to the public with new bridle paths, footpaths, a circular bridle path for walkers, cyclists and horse riders. The diversion of the London Loop from Lion Green Road through Cane Hill via the Ancient Monument Surrey Iron Railway embankment site so that people can be made aware of its importance to Coulsdon's local transport history.	The London Loop section 6 from Coulsdon South to Banstead should be diverted at Brighton Road onto the Cane site to run past the Ancient Monument of the Surrey Iron Railway embankment.	No change	Alignment of the London Loop is not a matter that the Local Plan can consider.
1302/01/016/Non-specific/C	Mr Graham Saunders <i>Historic England</i>	Comment	In addition to help provide clarity of the potential impact of developments on the existing local and historic character, we would suggest that the Plan include annotated site plans of the proposals sites listed in each character area. It is appreciated that this would increase the size of the document, but this additional information would help provide further clarity on the potential impacts development of these sites may generate and the issues that need to be considered.	Borough Character - assurances in delivering intensification	No change	Resonated justification and guidance in relation to intensification in the areas with different character type is provided under paragraphs 11.11 - 11.18.

1324/01/001/Non-specific/S	Katharine Harrison <i>Surrey County Council</i>	Support	Soundness - Justified	We are pleased to note that the supporting evidence indicates that the potential additional education need likely to be generated by the planned new housing development will be met within the borough.	We would like to continue to be consulted as the Croydon Local Plan progresses to seek to ensure that new development does not impact on education provision for Surrey. We therefore would anticipate future engagement with you to ensure that any potential cross-boundary pressure on Surrey schools is appropriately mitigated and that strategic education infrastructure needs are met in accordance with the statutory Duty to Cooperate.	Welcome support	
1574/01/001/Non-specific/O	Mr Gordon Thompson <i>Mid Croydon Conservation Area A</i>	Object	Soundness - Justified	The division of the Borough into "Places" is, to start with, utterly arbitrary and, upon inspection, palpably absurd. Take, for instance, the so-called "Addiscombe Place" (this is seen, it seems, as homogenous but it is, in reality, an immensely varied urban/suburban landscape, and one still blessed with nice open spaces, gardens, trees and greenery). There is already a massive, out-of-scale, overbearing "edge of town centre"-development of flats (the awful Menta, or whatever it is now called) in progress at one location --- is the Council now going to say that the rest of the "Place" is OK for this, as well?		No change	Cherry Orchard Road and East Croydon station areas are a part of the Opportunity Area, which has rigidly established boundaries and more detailed planning policies in the form of Opportunity Area Planning Framework. Local character of Addiscombe as a Place is described on page 135 of the consultation draft of the Croydon Local Plan: Detailed Policies and Proposals and clearly reflects on it as a suburban residential settlement. The concept of 16 Places was widely consulted prior to its adoption as a part of the Croydon Local Plan: Strategic Policies.
1610/02/003/C	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Comment	Soundness - Effective	Other than for East and West Croydon Stations why are there no detailed proposals for improving accessibility to and within railway stations and the improvement of the immediate areas around them?		No change	Detailed design guidance for the East and West Croydon areas, including accessibility, are included in masterplans adopted in 2011. Direct reference to those document is included in policy DM36.1.

1834/01/002/Non-specific/O	John Underwood	Object	<p>In addition I object, particularly relating 5 above, to the apparent lack of consideration given to associated issues relating to proposed significant increases in housing. Examples are pressure on schools and doctors, and traffic flows on the already overburdened Wickham Road, which at times is gridlocked.</p> <p>The London area is already overcrowded. It would surely be better to encourage the Government to concentrate on other areas of the country for new housing, business and related services or at least concentrate on less densely populated parts of Croydon for new housing.</p>	No change	<p>The Croydon Local Plan: Detailed Policies and Proposals is planning for sustainable growth in the context of the 16 Places. Croydon has to align with the London Plan which has identified the need for growth in all the London Boroughs. Croydon is in discussions with neighbouring local authorities regarding the Duty to Cooperate and has approached them regarding the need to provide more housing. All Places will change to some degree, some more than others, reflecting the need to provide more homes and jobs for a growing population. There are existing Green Grid policies in the Croydon Local Plan that protect Croydon's open spaces including the Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces. The Croydon Local Plan: Strategic Policies-Partial Review, in paragraph 5.31 refers to the Infrastructure Delivery Plan which provides the evidence of needs for additional infrastructure including school, and SP8.4 requires that major development proposals will be required to be supported by transport assessments, travel plans, construction logistics plans and delivery/servicing plans.</p>
1926/01/037/Non-specific/C	Councillor Luke Clancy	Comment Soundness - Effective	<p>A further policy should be added to enhance and mark the entrance into the borough along London Road in Norbury.</p>	No change	<p>The District Centre designation in combination with the physical gate of the railway line and historic character of the Local Heritage Area sufficiently marks entrance to the borough from the residential areas of the London Borough of Lambeth. Policy SP1 read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework provide sufficient policy support for enhancement and distinctiveness of Places of Croydon, including Norbury.</p>

2062/01/037/Non-specific/C	Councillor Jason Perry  <i>London Borough of Croydon</i>	Comment	Soundness - Effective	A further policy should be added to enhance and mark the entrance into the borough along London Road in Norbury.		No change	The District Centre designation in combination with the physical gate of the railway line and historic character of the Local Heritage Area sufficiently marks entrance to the borough from the residential areas of the London Borough of Lambeth. Policy SP1 read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework provide sufficient policy support for enhancement and distinctiveness of Places of Croydon, including Norbury.
2071/01/037/Non-specific/C	Councillor Mario Creatura  <i>London Borough of Croydon</i>	Comment	Soundness - Effective	A further policy should be added to enhance and mark the entrance into the borough along London Road in Norbury.		No change	The District Centre designation in combination with the physical gate of the railway line and historic character of the Local Heritage Area sufficiently marks entrance to the borough from the residential areas of the London Borough of Lambeth. Policy SP1 read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework provide sufficient policy support for enhancement and distinctiveness of Places of Croydon, including Norbury.
2077/03/003/Non-specific/O	Mr David Page  <i>Mid Croydon Conservation Area A</i>	Object		The Panel is concerned at the concentration of residential development in the centre of Croydon with particular concern at the lack of facilities and the local of recreational space particularly green recreational space. The Panel is also concerned at the quality of development and conversion being permitted and how this will impact on the quality of the street scene.		No change	Croydon Local Plan secures protection to the existing Local Green Spaces serving Croydon Opportunity Area such as: Wandle Park, Duppas Hill, Park Hill and The Queens Gardens. New sites for schools, cultural and healthcare facilities are proposed, see Table 11.9.
2128/01/006/Non-specific/C	Cllr Steve O'Connell AM	Comment		There is a need for greater protection of District Centre employment buildings and sites to ensure that new jobs can be based across the Borough. More sites need to be added with the tag 'retain use' and not alternatives listed.	More sites need to be added with the tag 'retain use' and not alternatives listed.	No change	Employment sites within the District Centre will be protected by SP3.2 and do not require an allocation.

2128/01/002/Non-specific/C	Cllr Steve O'Connell AM	Comment	There is a need for the officers to consult other Residents Associations, groups in the Local History Forum and the members of the Area Conservation Committees as to whether amendments need to be made, to ensure more accurate descriptions.	The character descriptions should be more accurate, working with local stakeholders.	No change	The Borough Character Appraisal was originally prepared in 2011 and was a part of consultation packages and subsequent adoption of the Croydon Local Plan: Strategic Policies (2013). The current document was updated only in areas relating to local character typology which was extended to cover all uses, not only residential. The document was widely consulted and constitutes an evidence base to the local plan.
2151/01/006/Non-specific/S	Mr Rod Davies <i>East Croydon Community Organisations</i>	Support	ECCO supports in principle the creation of sites for travellers as means to address reported anti-social activity and to promote engagement between the traveller and settled communities. The caveat that ECCO applies to this support is that it expects the Council to provide active management to ensure that the sites are well maintained and do not become venues of anti-social behaviour. ECCO notes the lack of factual communication regarding this issue by the Council, particularly with the affected communities.	The allocations are supported but the Council should provide active management to ensure the sites are well maintained.	Welcome support	
2166/01/003/Non-specific/O	Mr Clark Dunstan	Object	South Norwood Country has many vistas and views to the City, Canary Wharf, Shirley Hills and Croydon Town Centre. The recent building of Arena School has had a negative impact upon the locality and when completed the building will be obtrusive and detract from the character of the Victorian/Edwardian terraced homes. Any further development that will have an effect upon this valuable green resource and ecological habitat needs greater protection. The trails in south Norwood Country Park could be improved to encourage Croydon's Heart Borough policy and embed the Olympic Legacy that they promised to do when developing the school yet have failed to deliver.		No change	Green spaces are protected under policy SP7 of the Croydon Local Plan: Strategic Policies and DM24 of the Croydon Local Plan: Detailed Policies and Proposals.

2448/01/037/Non-specific/C	Andy Stranack  Croydon Council	Comment	Soundness - Effective	A further policy should be added to enhance and mark the entrance into the borough along London Road in Norbury.	No change	The District Centre designation in combination with the physical gate of the railway line and historic character of the Local Heritage Area sufficiently marks entrance to the borough from the residential areas of the London Borough of Lambeth. Policy SP1 read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework provide sufficient policy support for enhancement and distinctiveness of Places of Croydon, including Norbury.
2571/01/004/C	Jennifer Radford	Comment		I would also like to be provided with further details of the following matters that have been used as reasons to discount many of the proposed sites that scored significantly higher than the Site and site no. Site 324: Employment and proposed residential use in the Proposal:  **Unsure of where this site is since there is no Site No 324 in the proposals doc**	No change	Details of the assessment of site 324 can be found in the "Gypsy and Travellers assessment and selection sites for Gypsy and Travellers sites " can be found on the intranet on the Local Plan Evidence base
2619/01/006/Non-specific/S	Ross Holdgate  Natural England	Support		The Places of Croydon This section contains the proposed site allocations. We note that none of the allocations under consideration would appear to result in direct impacts to SSSIs within the Borough.	Welcome support	
2683/01/004/Non-specific/O	Mr & Mrs Iles	Object		There are many, many empty sites in Croydon that are not mentioned. For example a large site near the Three Penny Bit by East Croydon station has been empty for as long as we can remember. There are a cottage was pulled down, the occupants evicted just so that we could look at another undeveloped area for years to come. What is wrong with Croydon Council and the people who think up such crazy plans. I would lay an even bet that they don't live in or near any of the areas designated in the Plan. It is unfair, unjust and must be rethought.	No change	The area around East Croydon Station is covered by the East Croydon Masterplan and all sites have valid planning permissions. Construction works commenced on the majority of sites.

2713/02/002/Non-specific/O	Mr Alan Magrath	Object		I am most concerned at the changes proposed in the Local Plan. Croydon spends much of its time being kicked in the teeth. The last thing it needs is for the Council to join in. The Council should not spend its time ruining the lives of people who live in the borough. Do not build on green-belt land when there are plenty of brown-field sites. Do not build tower blocks in places where it is inappropriate. For goodness sake! Have a bit of sensitivity. Do the people proposing these changes actually live in the borough?	No change	There is no reference to a specific paragraph, policy or site within the representation and so it cannot be considered in shaping the Local Plan in that regard.
2775/01/037/Non-specific/C	Cllr Tim Pollard <i>London Borough of Croydon</i>	Comment	Soundness - Effective	A further policy should be added to enhance and mark the entrance into the borough along London Road in Norbury.	No change	The District Centre designation in combination with the physical gate of the railway line and historic character of the Local Heritage Area sufficiently marks entrance to the borough from the residential areas of the London Borough of Lambeth. Policy SP1 read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework provide sufficient policy support for enhancement and distinctiveness of Places of Croydon, including Norbury.
2776/01/037/Non-specific/C	Cllr Helen Pollard <i>London Borough of Croydon</i>	Comment	Soundness - Effective	A further policy should be added to enhance and mark the entrance into the borough along London Road in Norbury.	No change	The District Centre designation in combination with the physical gate of the railway line and historic character of the Local Heritage Area sufficiently marks entrance to the borough from the residential areas of the London Borough of Lambeth. Policy SP1 read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework provide sufficient policy support for enhancement and distinctiveness of Places of Croydon, including Norbury.

2805/01/001/Non-specific/S	Mr Ken Baker	Support		I was genuinely elated to see the Local Plan proposals for Croydon generally - and particularly for our own area here in South Norwood - elation not being easy to summon up after 10 years membership of 'People for Portland Road' (half of that as Chair of our Planning Watch group) and often feeling part of a losing battle when Planning decisions would still allow monstrous decisions on Portland Road and when our thoroughly researched and consulted Regeneration Strategy was 'shelved' over 7 years ago. These current proposals, however, do appear very positive and encouraging and I, for one, am grateful for your work.	Welcome support	
2812/01/037/Non-specific/C	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Comment	Soundness - Effective	A further policy should be added to enhance and mark the entrance into the borough along London Road in Norbury.	No change	The District Centre designation in combination with the physical gate of the railway line and historic character of the Local Heritage Area sufficiently marks entrance to the borough from the residential areas of the London Borough of Lambeth. Policy SP1 read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework provide sufficient policy support for enhancement and distinctiveness of Places of Croydon, including Norbury.
2829/01/037/Non-specific/C	Cllr Margaret Mead <i>Croydon Council</i>	Comment	Soundness - Effective	A further policy should be added to enhance and mark the entrance into the borough along London Road in Norbury.	No change	The District Centre designation in combination with the physical gate of the railway line and historic character of the Local Heritage Area sufficiently marks entrance to the borough from the residential areas of the London Borough of Lambeth. Policy SP1 read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework provide sufficient policy support for enhancement and distinctiveness of Places of Croydon, including Norbury.

2842/01/037/Non-specific/C	Cllr Richard Chatterjee  London Borough of Croydon	Comment	Soundness - Effective	A further policy should be added to enhance and mark the entrance into the borough along London Road in Norbury.	No change	The District Centre designation in combination with the physical gate of the railway line and historic character of the Local Heritage Area sufficiently marks entrance to the borough from the residential areas of the London Borough of Lambeth. Policy SP1 read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework provide sufficient policy support for enhancement and distinctiveness of Places of Croydon, including Norbury.
2885/01/001/Non-specific/O	Mrs Anita Pepper	Object		I object to the proposal for building more houses on our land which belongs to the present residents. "changes to the Policy Map 43". The notices you have displayed on the lampposts are unfair as they do not give the whole story of your plans.	No change	It is unclear which policy or what proposal site the comment relates to. References to Policy Map 43 does not relate to a particular site, therefore this comment is considered as not duly made.
2982/01/038//O	Mrs Jeanne Driscoll	Object		I wish to add my objections made on this document by our local M.P. Chris Philp. 'DM35.8'	Not Duly Made	Not duly made as policy DM35.8 does not exist
3166/01/003//O	Maria Linford	Object		I totally object to the proposal of the gypsy development I thought that the site was allocated to build a new Archbishop Tennison school and playing field.	No change	It is unclear what site is being referred to in the objection.
3396/01/012//O	Ms A Pavon-Lopez	Object		What consideration are you required to give to local character, and how did you decide that this was not important in this case?	No change	The evidence is available on the Council's website.
3396/01/013/Non-specific/O	Ms A Pavon-Lopez	Object		Can you send me a copy of the impact assessment on surrounding properties in the areas around the proposed development?	No change	The evidence is available on the Council's website.

3430/01/037/Non-specific/C	Mr Donald Speakman	Comment	Soundness - Effective	A further policy should be added to enhance and mark the entrance into the borough along London Road in Norbury.	No change	The District Centre designation in combination with the physical gate of the railway line and historic character of the Local Heritage Area sufficiently marks entrance to the borough from the residential areas of the London Borough of Lambeth. Policy SP1 read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework provide sufficient policy support for enhancement and distinctiveness of Places of Croydon, including Norbury.
3430/01/058/Non-specific/O	Mr Donald Speakman	Object		Purley Library site: (not currently discussed in local plan): The existing listed building should be retained but converted to offices. (AFTER new library has opened on site 30 above)	No change	This is not discussed in the Local Plan, but your comment is noted.
3699/01/037/Non-specific/C	Cllr J Cummings	Comment	Soundness - Effective	A further policy should be added to enhance and mark the entrance into the borough along London Road in Norbury.	No change	The District Centre designation in combination with the physical gate of the railway line and historic character of the Local Heritage Area sufficiently marks entrance to the borough from the residential areas of the London Borough of Lambeth. Policy SP1 read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework provide sufficient policy support for enhancement and distinctiveness of Places of Croydon, including Norbury.
3711/01/003/Non-specific/O	Ms J Powell	Object		Brookscroft is a privately managed estate so residents do not drain the local economy of funds for the upkeep of the area. Linton Glade does belong to Croydon and its upkeep is poor. I have had to report poor road surfaces and only the bus route at the entrance to Pixton Way never gets gritted in snowy conditions. It is almost as if we are forgotten part of Croydon.	No change	Matters relating to estate management and maintenance, road maintenance and bus routes are not matters that can be considered through the Local Plan process.
3746/01/002/Non-specific/O	Jay Luthra	Object		Objects to the destruction of local green spaces but does not specify where or what policies.	No change	There is no reference to a specific paragraph, policy or site within the representation and so it cannot be considered in shaping the Local Plan in that regard.

3862/01/009/Non-specific/O	Mr M Blount	Object	Soundness - Justified	<p>I have considered details of the proposed Croydon Local Plan and have the following objections on the basis that they will:</p> <ul style="list-style-type: none"> <li>detract from the local areas,</li> <li>dramatically change the local areas,</li> <li>dramatically change the character of local areas,</li> <li>have a significant adverse effect on an already overloaded infrastructure, including roads, public transport, public open space, environment and emergency, health and support services.</li> </ul> <p>3. I object to the proposed replacement of low rise, terraced, semi detached, and detached properties with medium and high rise properties in the Addington, New Addington area, Addiscombe and East Croydon area.</p> <p>4. I object to the proposed increased building capacity and density in the Addington, New Addington area, Addiscombe and East Croydon area.</p>	No change	There are no proposals as described in the representation in the Local Plan.
3896/01/003/Non-specific/O	Mr M Veldeman	Object	<p>The plans made references to developments of between 20 to 119 houses, and that sort wide margin was used on almost all the sites mentioned! How on earth can the Council think it is acceptable to make such vague proposals with such a huge difference in the numbers involved. Was it thought that we would not notice? Most significantly, the use of the words "and/or" mean that the Council have actually offered us no information whatsoever. Whatever is put forward now, however vaguely, can be completely overruled because of the use of the words "and/or", making all the proposals meaningless.</p>	No change	The proposals in the draft Local Plan are quite specific but, as they are not a planning application, they include some flexibility over use (on certain sites) and number of homes (for sites with a residential use proposed) so as to provide certainty to a developer over the types of development that would be acceptable in that location.	
4095/01/002//O	Vaughan Pomeroy	Object	<p>I have a concern about the security of open spaces, where the change in designation appears to reduce the level of protection. However, there does seem to be an intention to increase the land under protection by taking into the total land bank areas that presently are not designated as open spaces. Particularly in the south of the Borough the open space is highly valued and a resource to be treasured. I am encouraged by some of the recent work carried out in local open spaces in improving the facilities but I can see no clear intention to upgrade and transform some of the less attractive open spaces for greater facility.</p>	No change	The comment is noted regarding upgrading areas	

4125/01/037/Non-specific/C	Councillor M Fisher	Comment	Soundness - Effective	A further policy should be added to enhance and mark the entrance into the borough along London Road in Norbury.	No change	The District Centre designation in combination with the physical gate of the railway line and historic character of the Local Heritage Area sufficiently marks entrance to the borough from the residential areas of the London Borough of Lambeth. Policy SP1 read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework provide sufficient policy support for enhancement and distinctiveness of Places of Croydon, including Norbury.
1302/01/014/Table 11.3/S	Mr Graham Saunders <i>Historic England</i>	Support	Table 11.3	In general we support the approach taken by the Council and thoroughness illustrated in details provided in order to deliver intensification.	Welcome support	
2764/12/001/11.011/O	Mr Derek Ritson <i>Monks Orchard Residents Associa</i>	Object	11.011	This negates and undermines the NPPF and London Plan Policy on the presumption of not allowing Back Garden Development. What is the definition of "significant" change of an area's character? This policy at 11.11 d negates any presumption of NOT allowing Back Garden Development as it gives credence to change of character of an area as an evolutionary excuse and allows "Beds-in-sheds". The policy undermines all the statements to resist back garden developments and removes them from greenfield to brownfield sites against the NPPF and London Plan presumptions against garden land development. It allows developers to quote 'evolution' as a reason for allowing developments in back gardens as a part of an evolutionary change to an area. This could fundamentally change the character of any Croydon residential area. This policy could place Housing Blight on properties in the designated areas for years ahead up to 2036. The general proposition of this Croydon Council administration's policies to relax planning policies and to give a green light for developers to concrete over most of Croydon will be a negative epitaph for this Council's Administration. "They concreted over Croydon!". It seems that the Spatial Planning Team will not be satisfied until Croydon is completely concreted over with developments. Every little in-fill or back garden - nook and cranny is up for grabs!	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Gradual renewal of housing stock is led by individual developers. Policy 31.1 in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework will guide design solutions.

1993/01/014/11.012/O	Graham & Kate Marsden	Object	11.012	Object most strongly where these proposals will fundamentally damage the nature of the designated area in Shirley. It is difficult to see how para 11.16 and 11.12 are compatible.	No change	Paragraphs 11.12 and 11.16 are not meant to be compatible as they are referring to different parts of the borough.
1993/01/015/11.016/O	Graham & Kate Marsden	Object	11.016	Object most strongly where these proposals will fundamentally damage the nature of the designated area in Shirley. It is difficult to see how para 11.16 and 11.12 are compatible.	No change	Paragraphs 11.12 and 11.16 are not meant to be compatible as they are referring to different parts of the borough.
2846/01/001/11.026/C	Alison and Kemal Hairettin	Comment	11.026	11.26 to 11.31 fails to address the area around East Croydon Station/off Cherry Orchard Road which lies in the intersection between Croydon Development Area and Addiscombe Area and is a stark transition zone from Office developments into Victorian and Edwardian low-rise terrace houses.	Change	Paragraph 11.26 was amended to read: "Addiscombe is a suburban residential settlement, framed by green areas on the eastern side and the high density Croydon Opportunity Area to the west. This Place is influenced by and evolved as an extension of the Croydon Metropolitan
2846/01/004/11.038/S	Alison and Kemal Hairettin	Support	11.038	11.32 to 11.39 Addiscombe District Centre: we support these proposals including proposals for maximum height of 5 stories on specific corner plots	Welcome support	
2846/01/005/11.041/S	Alison and Kemal Hairettin	Support	11.041	11.40, 11.41 Agree that current character has become fragmented and needs sensitive development	Welcome support	
2846/01/006/11.042/C	Alison and Kemal Hairettin	Comment	11.042	11.33 to 11.42: fails to address needs of Cherry Orchard Road/Lower Addiscombe road shopping parade, plus the transition zone of Cherry Orchard Road between the Croydon Opportunity Area and the streets of Oval Road, Cedar Road, Cross Road, Colson Road, Cedar Road and Addiscombe Road west from number 35	No change	The transition area is addressed in the Opportunity Area Planning Framework and is referred to as 'Edge Area'.
0203/03/049/11.060/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	11.060	Leisure, Recreation and Sports: It is important there are good leisure and recreational facilities for all age ranges especially young people. Coulsdon is blessed with great open spaces such as Farthing Downs, Happy Valley, the Cane Hill site and two sections of the London Loop starting at Coulsdon South Station. There are adequate parks and open spaces with recreation facilities such as football pitches, pitch and putt, bowls, open air gym and children's playgrounds with swings and other equipment within walking distance. It also has a long established Harriers Running Club, Children's Gymnastic a Club and many other clubs operating in the area.	No change	The particular qualities of Coulsdon are documented in the Borough Character Appraisal which is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

0203/03/013/11.060/S	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Support	11.060	Public Realm 6.50 A well-designed, cared for and high quality public realm <sup>13</sup> plays an important role in reinforcing the perception of Croydon as a welcoming, safe and accessible place. Croydon's aspirations for its public realm are outlined in the Croydon Local Plan Strategic Policies SP4.6 to SP4.10.  We support and believe this applies equally to the outer district town centres.		Welcome support	
0203/03/001/11.070/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	11.070	Croydon town Centre should remain a strategic centre of employment, education, culture retail and local government for the whole of the borough and for those outside the borough who come to Croydon for work, education and entertainment.		No change	Place specific policies are designed to manage local character, the appearance of the area. Croydon's status as the Metropolitan Centre is recognised by the Policies SP3 of the Croydon Local Plan: Strategic Policies and Policy DM4 of the Croydon Local Plan: detailed Policies and Proposals.
2846/01/007/11.070/C	Alison and Kemal Hairettin	Comment	11.070	11.70 & 11.71: Also Fails to address issues around East Croydon Station and the transition zone into Addiscombe Area : Oval Road, Cherry Orchard Road, Cedar Road Cross Road, Colson Road and Addiscombe Road west from number 35		No change	The transition area is addressed in the Opportunity Area Planning Framework and is referred to as 'Edge Area'.
2846/01/008/11.078/C	Alison and Kemal Hairettin	Comment	11.078	2.DM36.1, DM36.2 DM36. Fails to develop a policy on Residential Skyscrapers. Current Tall Building policy of appropriate for edge of Croydon Opportunity Sites. Maximum height should be set for Cherry Orchard Road and Addiscombe Road. Current Maximum height should be based on Number One Croydon (NLA Tower). Also in order to reflect that it borders a low rise residential areas of Cross Road/Colson Road/Oval Road/Cedar Road/Cherry Orchard Road./Addiscombe Road.	We Propose that only the central area of Croydon Opportunity Area is allowed tall Office Buildings and no tall buildings over 25 floors on Cherry Orchard Road due to proximity to low rise residential building and no building on South Side of Addiscombe Road at 30-38 higher than 5 floors due to proximity and relative position ( to the south) to low rise residential housing.	No change	The transition area is addressed in the Opportunity Area Planning Framework and is referred to as 'Edge Area'.
2846/01/009/11.079/O	Alison and Kemal Hairettin	Object	11.079	11.78 to 11.85: fails to specifically address the East Croydon area as a distinct area in its own right. We disagree in particular that the area lying to the west side of East Croydon Station Cherry Orchard Road, Addiscombe Grove, Addiscombe Road and Colson Road can be "successfully managed by General policies" (11.79) unlike London Road and Sydenham Road and Lansdowne Road areas. This area is also unique given the proximity to low rise traditional housing.		No change	The transition area is addressed in the Opportunity Area Planning Framework and is referred to as 'Edge Area'.

2846/01/010/11.085/C	Alison and Kemal Hairettin	Comment		11.085	11.78 to 11.85: fails to address Network Rail proposals for a new East Croydon Station north of current site. Need to protect new entrances into Lansdowne Road and Cherry Orchard Road/Cross Road. Also fails to designate land owned by Menta Ltd as the new access route into the new pedestrian bridge from Cherry Orchard Road		No change	The planning guidance for the area around East Croydon Station can be found in the East Croydon Masterplan, an adopted Interim Planning Guidance, included in policy DM36.1.
1610/01/009/11.104/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Justified	11.104	<p>There is a need for the officers to consult other Residents Associations, groups in the Local History Forum and the members of the Area Conservation Committees as to whether amendments need to be made to ensure more accurate descriptions.</p> <p>The summary of the general character of Norbury in paras 11.104-11.110 is only a partial description. It does not:</p> <ul style="list-style-type: none"> <li>- highlight the existence of the Norbury Park and the Norbury Hall Park as important open spaces;</li> <li>- understand the special character and heritage of the whole of the Pollards Hill area;</li> <li>- mention the importance of Norbury Brook which flows through the area;</li> <li>- discuss the incidence of employment buildings among the largely residential nature of the area around London Rd.</li> </ul> <p>Further it does not accurately reflect aspects of the history of the area, which are now better understood as a result of the work of David Clark, the local historian and long-term resident on Norbury, who successful negotiated with Network Rail for aspects of Norbury history to be on display at the Railway Station, who maintains the planted areas in front of the Station by the London Rd pedestrian lights, and re-stocks the Cancer Research bookcases at the railway station which have raised several thousand pounds from passengers. The proposed amendments below reflect David's research.</p> <p>The JPC is concerned at the failure of the Local Plan to recognise the special character and heritage of the whole of the Pollards Hill area. The current planning application for 18 Pollards Hill West is a classic example of how new residential development can adversely change the character, as well as potentially aggravating existing problems of flooding affecting other properties.</p>	Add at end of para 11.104:  'It has been going through a process of change involving an increase in the number of new homes through conversions of large houses, new build, conversion of offices to residential, and backland development increasing the population density and the demand on local services. It has only a few important community facilities left including the Harlow Hall and Norbury Library, but has recently Semley Dance Hall and the Police Station. It has also been losing employment with the departure of office tenants from Astral and Windsor Houses and their conversion into flats. There is growing use by Norbury Station by commuters creating stresses for residents with respect to car parking and increased number of passengers using the Railway Station and buses.'	No change	Paragraph 11.104 specifically refers to the character of the Place. The proposed text will be added in the Norbury chapter of the Borough Character

1610/01/010/11.105/O Mr Sean Creighton  
Norbury Residents Association Joi

Object Soundness - 11.105  
Justified

There is a need for the officers to consult other Residents Associations, groups in the Local History Forum and the members of the Area Conservation Committees as to whether amendments need to be made to ensure more accurate descriptions.

The summary of the general character of Norbury in paras 11.104-11.110 is only a partial description. It does not:

- highlight the existence of the Norbury Park and the Norbury Hall Park as important open spaces;
- understand the special character and heritage of the whole of the Pollards Hill area;
- mention the importance of Norbury Brook which flows through the area;
- discuss the incidence of employment buildings among the largely residential nature of the area around London Rd.

Further it does not accurately reflect aspects of the history of the area, which are now better understood as a result of the work of David Clark, the local historian and long-term resident on Norbury, who successfully negotiated with Network Rail for aspects of Norbury history to be on display at the Railway Station, who maintains the planted areas in front of the Station by the London Rd pedestrian lights, and re-stocks the Cancer Research bookcases at the railway station which have raised several thousand pounds from passengers. The proposed amendments below reflect David's research.

The JPC is concerned at the failure of the Local Plan to recognise the special character and heritage of the whole of the Pollards Hill area. The current planning application for 18 Pollards Hill West is a classic example of how new residential development can adversely change the character, as well as potentially aggravating existing problems of flooding affecting other properties.

Add: '11.105A Norbury has important open spaces: Norbury Park through which Norbury Brook flows, Norbury Hall Park and Pollards Hill Park and the former allotments area next to it, Norbury Manor Primary School field. Just over the border in Merton is the former National Westminster Bank playing fields.'

Change

Paragraph 11.105 is changed to read: 'Norbury has a residential character that predominantly consists of 'Terraced Houses and Cottages', 'Large Houses on Relatively Small Plots' and 'Local Authority Housing with Public Realm', enriched by green spaces of Norbury Park through which Norbury Brook flows, Norbury Hall Park and Pollards Hill Park.'

1610/01/011/11.106/O Mr Sean Creighton  
Norbury Residents Association Joi

Object Soundness - 11.106  
Justified

There is a need for the officers to consult other Residents Associations, groups in the Local History Forum and the members of the Area Conservation Committees as to whether amendments need to be made to ensure more accurate descriptions.

The summary of the general character of Norbury in paras 11.104-11.110 is only a partial description. It does not:

- highlight the existence of the Norbury Park and the Norbury Hall Park as important open spaces;
- understand the special character and heritage of the whole of the Pollards Hill area;
- mention the importance of Norbury Brook which flows through the area;
- discuss the incidence of employment buildings among the largely residential nature of the area around London Rd.

Further it does not accurately reflect aspects of the history of the area, which are now better understood as a result of the work of David Clark, the local historian and long-term resident on Norbury, who successful negotiated with Network Rail for aspects of Norbury history to be on display at the Railway Station, who maintains the planted areas in front of the Station by the London Rd pedestrian lights, and re-stocks the Cancer Research bookcases at the railway station which have raised several thousand pounds from passengers. The proposed amendments below reflect David's research.

The JPC is concerned at the failure of the Local Plan to recognise the special character and heritage of the whole of the Pollards Hill area. The current planning application for 18 Pollards Hill West is a classic example of how new residential development can adversely change the character, as well as potentially aggravating existing problems of flooding affecting other properties.

The summary of the general character of Norbury in paras 11.104-11.110 is only a partial description. It does not:

- highlight the existence of the Norbury Park and the Norbury Hall Park as important open spaces;
- understand the special character and heritage of the whole of the Pollards Hill area;
- mention the importance of Norbury Brook which flows through the area;
- discuss the incidence of employment buildings among the largely residential nature of the area around London Rd.

Change

Paragraph 11.105 is changed to read: 'Norbury has a residential character that predominantly consists of 'Terraced Houses and Cottages', 'Large Houses on Relatively Small Plots' and 'Local Authority Housing with Public Realm', enriched by green spaces of Norbury Park through which Norbury Brook flows, Norbury Hall Park and Pollards Hill Park.' Other points will be considered during the review of Borough Character Appraisal.

1610/01/012/11.107/O	Mr Sean Creighton Norbury Residents Association Joi	Object	Soundness - 11.107 Justified	<p>There is a need for the officers to consult other Residents Associations, groups in the Local History Forum and the members of the Area Conservation Committees as to whether amendments need to be made to ensure more accurate descriptions.</p> <p>The summary of the general character of Norbury in paras 11.104-11.110 is only a partial description. It does not:</p> <ul style="list-style-type: none"> <li>- highlight the existence of the Norbury Park and the Norbury Hall Park as important open spaces;</li> <li>- understand the special character and heritage of the whole of the Pollards Hill area;</li> <li>- mention the importance of Norbury Brook which flows through the area;</li> <li>- discuss the incidence of employment buildings among the largely residential nature of the area around London Rd.</li> </ul> <p>Further it does not accurately reflect aspects of the history of the area, which are now better understood as a result of the work of David Clark, the local historian and long-term resident on Norbury, who successful negotiated with Network Rail for aspects of Norbury history to be on display at the Railway Station, who maintains the planted areas in front of the Station by the London Rd pedestrian lights, and re-stocks the Cancer Research bookcases at the railway station which have raised several thousand pounds from passengers. The proposed amendments below reflect David's research.</p> <p>The JPC is concerned at the failure of the Local Plan to recognise the special character and heritage of the whole of the Pollards Hill area. The current planning application for 18 Pollards Hill West is a classic example of how new residential development can adversely change the character, as well as potentially aggravating existing problems of flooding affecting other properties.</p>	Para 11.07 to read	Change	<p>The Norbury Estate Conservation Area Appraisal and Management Plan provides in-depth information about the Estate, which do not need to be repeated in the Plan. For clarity the text has been altered to read: 'The Norbury Estate Conservation Area represents the unified and consistent residential character type of 'Local Authority Built Housing with Public Realm'. This dense development from 1914-1921 represents a unique example of Arts and Crafts terraces and is the first outer London cottage estate built by the London County Council.'</p>
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1610/01/013/11.108/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - 11.108 Justified	<p>There is a need for the officers to consult other Residents Associations, groups in the Local History Forum and the members of the Area Conservation Committees as to whether amendments need to be made to ensure more accurate descriptions.</p> <p>The summary of the general character of Norbury in paras 11.104-11.110 is only a partial description. It does not:</p> <ul style="list-style-type: none"> <li>- highlight the existence of the Norbury Park and the Norbury Hall Park as important open spaces;</li> <li>- understand the special character and heritage of the whole of the Pollards Hill area;</li> <li>- mention the importance of Norbury Brook which flows through the area;</li> <li>- discuss the incidence of employment buildings among the largely residential nature of the area around London Rd.</li> </ul> <p>Further it does not accurately reflect aspects of the history of the area, which are now better understood as a result of the work of David Clark, the local historian and long-term resident on Norbury, who successful negotiated with Network Rail for aspects of Norbury history to be on display at the Railway Station, who maintains the planted areas in front of the Station by the London Rd pedestrian lights, and re-stocks the Cancer Research bookcases at the railway station which have raised several thousand pounds from passengers. The proposed amendments below reflect David's research.</p> <p>The JPC is concerned at the failure of the Local Plan to recognise the special character and heritage of the whole of the Pollards Hill area. The current planning application for 18 Pollards Hill West is a classic example of how new residential development can adversely change the character, as well as potentially aggravating existing problems of flooding affecting other properties.</p>	Para 11.08 to read	Change	<p>The paragraph 11.108 was amended to read:</p> <p>'11.10811.77The London Road Norbury Local Heritage Area is an example of an 'Urban Shopping Area' character type. The shopping parades represent a high quality cross-section of architectural styles from the second half of thturn ofe C19 and C2019th century, with the unified form of shopfronts at ground floor level and rhythms of red brick facades with decorative brick and sandstone features above.'</p>
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1610/01/014/11.109/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - 11.109 Justified	<p>There is a need for the officers to consult other Residents Associations, groups in the Local History Forum and the members of the Area Conservation Committees as to whether amendments need to be made to ensure more accurate descriptions.</p> <p>The summary of the general character of Norbury in paras 11.104-11.110 is only a partial description. It does not:</p> <ul style="list-style-type: none"> <li>- highlight the existence of the Norbury Park and the Norbury Hall Park as important open spaces;</li> <li>- understand the special character and heritage of the whole of the Pollards Hill area;</li> <li>- mention the importance of Norbury Brook which flows through the area;</li> <li>- discuss the incidence of employment buildings among the largely residential nature of the area around London Rd.</li> </ul> <p>Further it does not accurately reflect aspects of the history of the area, which are now better understood as a result of the work of David Clark, the local historian and long-term resident on Norbury, who successful negotiated with Network Rail for aspects of Norbury history to be on display at the Railway Station, who maintains the planted areas in front of the Station by the London Rd pedestrian lights, and re-stocks the Cancer Research bookcases at the railway station which have raised several thousand pounds from passengers. The proposed amendments below reflect David's research.</p> <p>The JPC is concerned at the failure of the Local Plan to recognise the special character and heritage of the whole of the Pollards Hill area. The current planning application for 18 Pollards Hill West is a classic example of how new residential development can adversely change the character, as well as potentially aggravating existing problems of flooding affecting other properties.</p>	<p>Para 11.09 to read</p> <p>'11.109 Beatrice Avenue Local Heritage Area (The Norbury Court Estate) predominantly consists of 'Terraced Houses and Cottages'. It has a good range of well-preserved late Victorian suburban houses laid out between 1900 and 1936, with many original and bespoke Arts and Crafts inspired features. The prominent St Philip's Church terminates views from the tree-lined residential street.'</p>	Change	The text was amended accordingly
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1610/01/015/11.110/O Mr Sean Creighton  
Norbury Residents Association Joi

Object Soundness - 11.110  
Justified

There is a need for the officers to consult other Residents Associations, groups in the Local History Forum and the members of the Area Conservation Committees as to whether amendments need to be made to ensure more accurate descriptions.

The summary of the general character of Norbury in paras 11.104-11.110 is only a partial description. It does not:

- highlight the existence of the Norbury Park and the Norbury Hall Park as important open spaces;
- understand the special character and heritage of the whole of the Pollards Hill area;
- mention the importance of Norbury Brook which flows through the area;
- discuss the incidence of employment buildings among the largely residential nature of the area around London Rd.

Further it does not accurately reflect aspects of the history of the area, which are now better understood as a result of the work of David Clark, the local historian and long-term resident on Norbury, who successfully negotiated with Network Rail for aspects of Norbury history to be on display at the Railway Station, who maintains the planted areas in front of the Station by the London Rd pedestrian lights, and re-stocks the Cancer Research bookcases at the railway station which have raised several thousand pounds from passengers. The proposed amendments below reflect David's research.

The JPC is concerned at the failure of the Local Plan to recognise the special character and heritage of the whole of the Pollards Hill area. The current planning application for 18 Pollards Hill West is a classic example of how new residential development can adversely change the character, as well as potentially aggravating existing problems of flooding affecting other properties.

In the UDP the Norbury Hall parkland was classified as a 'Site of Nature Conservation Importance.' The 'Review of Sites of Importance for Nature Conservation' for the Council by Thomson Ecology (September 2013) clearly indicates that Norbury Park and Norbury Brook, Norbury Hall and Pollards Hill are Local Sites of Nature Conservation Importance. This is designation is hidden within Detailed Policies and Proposals Appendix 7.

Para 11.110 to read

'11.110 The Pollards Hill South Local Heritage Area consists of terraced, semi detached and detached character Houses has a character of 'Planned Estates of Semi-Detached Houses' built between 1900 and 1922. It provides a green oasis in the uniformly laid out Northern Suburb, one that is enjoyed by residents and many visitors in pursuit of leisure. This distinctive grouping represents a unique example of individual Arts and Crafts terraces laid out to appear as large U-shaped buildings with a number of distinctive architectural features. The well preserved and distinctive 1930's townscape is an example of an innovative approach to defining street frontages through sequence of courtyards.'

Add 'Para 11.110A The wider area of Pollards Hill has its own special character which is being comprised by new housing developments.'

Add Para 11.110B. Norbury has several important Local Green Spaces: Biggin Wood, Green Lane Sports Group, Norbury Hall, Norbury Park, Northwood Rd Recreation Group and Pollards Hill. Among their other functions Biggin Wood, Norbury Hall and Norbury Park are described as sites of nature conservation importance, while Norbury Hall and Pollards Hill are described as 'historic park and garden'.

Add Para 11.110C. Norbury Hall is re-named as Norbury Hall Park

Change

The paragraph was amended to read: 'The Pollards Hill South Local Heritage Area consists of terraced houses which complement the predominant character of the area has a character of 'Planned Estates of Semi-Detached Houses' in a particularly creative way. This distinctive grouping represents a unique example of individual Arts and Crafts terraces laid out to appear as large U-shaped buildings with a number of distinctive architectural features. The well preserved and distinctive 1930's townscape is an example of an innovative approach to defining street frontages through sequence of courtyards.'

Proposed Green Spaces. It should be explicit in the more public Detailed Policies and Proposals section describing the character of Norbury.

There is confusion about the relationship between what residents call Norbury Hall Park and the Norbury Hall Care Home land. Recent signs omit the word park and just state Norbury Hall. This is confusing to visitors to Norbury Hall Care Home who now mistakenly turn into the entrance to the park, and confusing to visitors to the Park who can turn into the entrance of the Care Home.

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2847/01/008/11.121/S

Support

11.121

We fully support the guidance set out in paragraph 11.121.

Welcome support

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*Polaska Developments*

1829/01/014/DM31  
(Table 11.2)/O

Christine Cafferkey

Object

Soundness -  
Justified

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for intensification which is a euphemism for more building. This will change the character of those areas and should be opposed.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1894/01/011/DM31  
(Table 11.2)/O

Mr & Mrs Derek & Sue Reeves

Object

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

We would make the following objections to the proposed Draft Local Plan which is a poorly disguised attack on the southern part of the Borough

Policy DM 31.4

Change

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1926/01/021/DM31  
(Table 11.2)/O

Councillor Luke Clancy

Object

Soundness -  
Justified

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Kenley and Old Coulsdon, page 163, Godstone Road, Hayes Lane upto Kenley Lane and Station Road

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2062/01/021/DM31  
(Table 11.2)/O

Councillor Jason Perry

*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

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2071/01/021/DM31  
(Table 11.2)/O

Councillor Mario Creatura  
  
*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

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Change

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2448/01/021/DM31  
(Table 11.2)/O

Andy Stranack

*Croydon Council*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

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Change

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2670/01/002/DM31  
(Table 11.2)/O

Geoff James

*Kenley and District Residents' Ass*

Object

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

The text describes how DM 31.4 is applied to the area within Kenley as: "Area between Kenley Station and Godstone Road"  
A graphical representation is also provided that is intended to define the outer limits of the DM31.4 zone for "focused intensification" as shown below.  
KENDRA fails understand how the graphical and textual definition of how DM31.4 are consistent?  
By reference to the available maps we can ascertain that the graphical representation (above) includes the following within zone for "focused intensification":-  
 Approx. half of Church Road  
 Parts of Foxley Road  
 Houses up Hayes Lane as far as #2 Abbots Lane.  
 A large part of Hermitage Road  
 A large part of Kenley Lane  
 All of Oaks Way  
 All of Oaklands  
 Nearly all of Park Road  
 All of Raveneswold  
 All of Roke Road  
 A Large parts of Valley Road,  
 A large part of Welcomes Road  
It is observed that NONE of the roads identified above can reasonably be described as being within the "Area between Kenley Station and Godstone Road"

Given the poor definition of the area for the DM31.4 "focused intensification" within Kenley we asked that Kenley is removed from this policy.

Change

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2775/01/021/DM31  
(Table 11.2)/O

Cllr Tim Pollard

*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Kenley and Old Coulsdon, page 163, Godstone Road, Hayes Lane upto Kenley Lane and Station Road

Change

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2776/01/021/DM31  
(Table 11.2)/O

Cllr Helen Pollard  
  
*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

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2812/01/021/DM31  
(Table 11.2)/O

Cllr Jan Buttinger

*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

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2812/01/002/DM31  
(Table 11.2)/O

Cllr Jan Buttinger

*London Borough of Croydon*

Object

Soundness -  
Effective

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

I am particularly concerned, as a Kenley Councillor, that the Intensification zone details are hidden in the muddled presentation and that the very rural nature of Kenley will be destroyed by your proposals.

Welcomes Road, Kenley Lane, Abbots Lane are just some of the beautiful green areas which will be damaged by your proposals and you must think again.

Kenley is shared by residents from all over Croydon. They visit us for the healthy walks, safe outdoor activities for children and the joy of the spaces.

All these benefits could be lost if you go ahead with these plans, together with many others.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2812/01/001/DM31  
(Table 11.2)/O

Cllr Jan Buttinger  
  
*London Borough of Croydon*

Object

Soundness -  
Effective

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

I am particularly concerned, as a Kenley Councillor, that the Intensification zone details are hidden in the muddled presentation and that the very rural nature of Kenley will be destroyed by your proposals. Welcomes Road, Kenley Lane, Abbots Lane are just some of the beautiful green areas which will be damaged by your proposals and you must think again. Kenley is shared by residents from all over Croydon. They visit us for the healthy walks, safe outdoor activities for children and the joy of the spaces. All these benefits could be lost if you go ahead with these plans, together with many others.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2829/01/021/DM31  
(Table 11.2)/O

Cllr Margaret Mead

*Croydon Council*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Kenley and Old Coulsdon, page 163, Godstone Road, Hayes Lane upto Kenley Lane and Station Road

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2842/01/021/DM31  
(Table 11.2)/O

Cllr Richard Chatterjee

*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Kenley and Old Coulsdon, page 163, Godstone Road, Hayes Lane upto Kenley Lane and Station Road

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)	Change	
		<p>Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)</p>	<p>As part of your consultations, please note my objections to the following in your Local Plan:</p> <p>DM31.4 'protection less intensification'. I am a Kenley resident and feel the loss of the character of the area would not best be served by this – Kenley is a pleasant, residential area that already has its fair share of excessive traffic with small rural roads already crammed with fast moving traffic and on kerb parking. Kenley does not have the infrastructure to contain more cars, parking, or development. Certainly it is already destroying local wildlife and what green open space are still left. Those of us who live in Kenley must have access to a car because we have no access to public transport so I would like to register my objections and wish you to take them on board when you make your decisions.</p>	<p>Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.</p>

3046/01/011/DM31  
(Table 11.2)/O

Stephanie Lawson

Object

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

I strongly object to the areas listed being earmarked for 'intensification' as this will dramatically change the character of these areas

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3081/01/008/DM31  
(Table 11.2)/O

Mr John Morgan

Object

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are identified for "intensification" - or more building. This will change the character of those areas and I strongly oppose.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3185/01/010/DM31  
(Table 11.2)/O

Mr Stephen Woodward

Object

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

We have lived in Sanderstead for over 40 years, and have thoroughly enjoyed the areas to the south of Croydon being unspoilt. In our view these ill conceived proposals will change this area beyond recognition and take away that for which it is well known and valued. Please rethink, and do not continue with the proposed policies set out below and which can be found in your Local Plan:  
The loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm will open these roads up to inappropriate development. Roads such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas. In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for "intensification" – which is a euphemism for more building. This will change the character of those areas beyond all recognition and I am strongly opposed to any of it.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3347/01/013/DM31  
(Table 11.2)/O

Mr Richard Veldeman

Object

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for "intensification" which is clearly a euphemism for more building.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)  Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)	Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.	The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Kenley and Old Coulsdon, page 163, Godstone Road, Hayes Lane upto Kenley Lane and Station Road	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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3579/01/005/DM31  
(Table 11.2)/O

Noemi Molloy

Object

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

I am concerned that the areas which have been earmarked for 'intensification' will suffer as a result of over-building, which will destroy the character of these areas.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)  Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)	Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.	The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Kenley and Old Coulsdon, page 163, Godstone Road, Hayes Lane upto Kenley Lane and Station Road	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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3705/01/006/DM31  
(Table 11.2)/O

Mr J Lemanski

Object

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

I would like you to note my strong objection to the granting of any Planning Application relating to the following Policy Ref. DM31.4.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3708/01/013/DM31  
(Table 11.2)/O

Mrs J McDonald

Object

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for "intensification" – which is a euphemism for more building. This will change the character of those areas and should be opposed.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3712/01/010/DM31  
(Table 11.2)/O

Mr Nick Peiris

Object

DM31 (Table 11.2)

More protection, less "intensification"

Change

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3734/01/012/DM31  
(Table 11.2)/O

Mr & Mrs Mott

Object

DM31 (Table 11.2) I object to this site allocation.

Change

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3804/01/019/DM31  
(Table 11.2)/O

Cllr L Hale

*London Borough of Croydon*

Object

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 – 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries Kenley and Old Coulsdon, page 163, Godstone Road, Hayes Lane upto Kenley Lane and Station Road;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3808/01/007/DM31  
(Table 11.2)/C

Mrs Heather Harris

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for "intensification", in other words, more building, and this will change the character of those areas.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3861/01/008/DM31  
(Table 11.2)/O

Mr Neil Walker

Object

DM31 (Table 11.2)

Any more building in these areas will  
have an adverse effect on the locality.

Change

Area between Kenley  
station and Godstone  
Road (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3864/01/008/DM31  
(Table 11.2)/O

Pauline Morgan

Object

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are identified for "intensification" - or more building. This will change the character of those areas and I strongly oppose.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3865/01/005/DM31  
(Table 11.2)/O

Ms M Kaczanowski

Object

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

Below is a list of our objections:  
4. Policy DM 31.4 - Intensification of development in South Croydon, Kenley, Purley, Sanderstead - more new developments on these sites will change character of the areas and put local communities at risk.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification. The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries:  
Kenley and Old Coulsdon, page 163, Godstone Road, Hayes Lane upto Kenley Lane and Station Road;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

We are life long residents of Croydon. With reference to the local plan we would like to object to the following proposals:  
•DM40.1 - A skyscraper in Purley is total out of character for the town. Purley needs development but this is not the way to go about it.  
•DM40.4 - Purley Pool - whilst not objecting to this area being redeveloped it should include a swimming pool. Our children learnt to swim here and it is an important facility to the community. For instance our Farther uses it regularly. It has been vital to maintaining his health and he would not be able to travel to more distant pools.  
•DM44.2 - It is not appropriate to have a travellers site on green belt land. We believe it is important to protect all Green Belt land from development  
•DM31.4 - We are opposed to the intensification of these areas.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4032/01/011/DM31  
(Table 11.2)/O

Ms S Lawson

Object

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

I strongly object to the areas listed being earmarked for 'intensification' as this will dramatically change the character of these areas.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4114/01/005/DM31  
(Table 11.2)/O

Mr & Mrs Kaczanowski

Object

DM31 (Table 11.2)

Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)

Below is a list of our objections:  
4. Policy DM 31.4 - Intensification of development in South Croydon, Kenley, Purley, Sanderstead - more new developments on these sites will change character of the areas and put local communities at risk.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)  Area between Kenley station and Godstone Road (subject to development being safe from flooding for the lifetime of the Plan)	Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.	The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Kenley and Old Coulsdon, page 163, Godstone Road, Hayes Lane upto Kenley Lane and Station Road	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

The intensification is on the border of Addiscombe and Shirley Place and it seems to have been chosen with no underlying evidence as to why. There are no detailed plans in the presented consultation documents. The traffic along Shirley Rd and Wickham Rd is at the standstill in rush hour. Access to Cental Croydon is by car or by bus. This area has a distinct character, is predominantly residential with semi detached and detached homes. The policy would lead to piece meal development-which has always lead to the area becoming run down as residents loose motivation to keep up with maintenance of their homes in the uncertainty of what will happen next door when the property comes up for sale.

The area should not be identified as being suitable for intensification. Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

0122/05/010/DM31  
(Table 11.2)/O

Mrs Hilary Chelminski

Addiscombe & Shirley Park RA

Object

Soundness -  
Justified

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

4.focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)	Focusing on 2 areas for "focussed intensification associated with gradual change of area's local character" Replacing smaller buildings with larger ones. This would completely change the character of the area and I object.	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
Area of the Shirley Road Shopping Parade					

Area of the Shirley  
Road Shopping  
Parade

We are happy for the Council to replace under-used garages with much-needed homes, but we are objecting to building on precious open space. Finally, the draft Local Plan identifies two other areas of Shirley as locations where the Council wants to see "focussed intensification associated with gradual change of area's local character" under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals). It goes on to describe what this means:

"New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas" (page 132, Croydon Local Plan Detailed Policies & Proposals).

The two areas are the Shirley Road Shopping Parade and the Shirley local centre (the area around Shirley Library) (page 166, Croydon Local Plan Detailed Policies & Proposals). The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and we are objecting to it.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1827/01/009/DM31  
(Table 11.2)/O

Jane & Paul Riley

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

The local draft Plan identifies two other areas of Shirley as locations where the Council wants to see "focussed intensification associated with gradual change of area's local character".

The two areas around Shirley Road Shopping Parade and the Shirley Library which have been targeted are roads of semi-detached houses where families have lived for years. It is completely unacceptable that family houses should be replaced by medium-rise blocks of flats. The character of the area would change completely and would mean neighbours in conflict with each other.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1844/01/004/DM31  
(Table 11.2)/O

Annette and Robert Butler

Object

Soundness -  
Justified

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

We strongly object to the following:

Focussed intensification associated  
with gradual change of area's local  
character under policy DM31.4 of the  
Shirley Road Shopping Parade and  
Shirley local centre

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1851/01/002/DM31  
(Table 11.2)/O

Mr. Sadao Ando

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I am writing to object to the focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre.

Objection to focussed intensification of Shirley Local Centre (Policy DM31.4 and Shirley Shopping parade (Wickham Road Shopping Parade)

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1851/01/001/DM31  
(Table 11.2)/O

Mr. Sadao Ando

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I am writing to object to the focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre.

Objection to focussed intensification of Shirley Local Centre (Policy DM31.4 and Shirley Shopping parade (Wickham Road Shopping Parade)

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Area of the Shirley  
Road Shopping  
Parade

1 Proposed Policy DM31 Policy DM31.4: Positive Character of the Places of Croydon  
Policy DM31.4 sets out locations where the Council will support intensification associated with gradual change of the area's local character. As this is a new designation it will need to be shown on the Policies Map. Details of each designation are:  
- Area of the Shirley Road Shopping Parade - Shirley  
- Setting of the Shirley Local Centre - Shirley

I object to the relaxation of the planning regulations to allow the building of significantly larger structures in close proximity to the existing housing stock, comprising mainly bungalows and two storey semi-detached houses in residential roads in the area described as Shirley Local Centre, i.e. around the Shirley Library and the area around the Shirley Road/Shirley Shopping Parade including the Green Triangle and the Trinity School educational open space. The promoted character types of Medium rise blocks with associated grounds; large buildings with spacing; and Large buildings with strong frontages; in this location would look out of character and is unacceptable. These types of developments in the wrong locations would adversely affect the character of Shirley both now and for future generations.

1. In the case of the Shirley Road/Shirley park parade shops, the area behind the shopping parade is a site of Nature Conservation Importance (locally called the Green Triangle) which should be preserved for future generations and the area of Educational Open Space for future Trinity School children.
2. If High density residential accommodation were provided there would be insufficient area for communal open space allocation.
3. The local side road network and width could not cope with high residential density proposals and the likely car ownership and on street parking.
4. If these proposals were to become the Croydon Plan adopted policy, it would place Planning blight on all properties as defined in DM31.4 until the year 2036.

I object to the development plans for the Shirley (Wickham Road) Shopping Parade and the intensification of Wickham Avenue

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

and Ridgemount Avenue. Any expansion should be along the A232 and not affect the existing residential areas including the Shirley Library or the Hartland Way Surgery.

1894/01/012/DM31 (Table 11.2)/O	Mr & Mrs Derek & Sue Reeves	Object	DM31 (Table 11.2)  Area of the Shirley Road Shopping Parade	We would make the following objections to the proposed Draft Local Plan which is a poorly disguised attack on the southern part of the Borough  Policy DM 31.4	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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1904/01/009/DM31  
(Table 11.2)/O

Emma Smith

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

Object to focussed intensification associated with gradual change of areas local character under policy DM31.4 of the Shirley Road Shopping Parade and Shirley Local Centre.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1904/01/012/DM31  
(Table 11.2)/O

Emma Smith

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

Object to focussed intensification associated with gradual change of areas local character under policy DM31.4 of the Shirley Road Shopping Parade and Shirley Local Centre.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1918/01/009/DM31  
(Table 11.2)/O

Mr Gareth Champion

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1993/01/013/DM31  
(Table 11.2)/O

Graham & Kate Marsden

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

Object most strongly where these  
proposals will fundamentally damage  
the nature of the designated area in  
Shirley. It is difficult to see how para  
11.16 and 11.12 are compatible.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2131/01/007/DM31  
(Table 11.2)/O

Ronald H. Street

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I also object to Focussed  
intensification associated with gradual  
change of areas' local character  
under DM31/4 of the Shirley Road  
shopping Parade

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2147/01/010/DM31  
(Table 11.2)/O

Patrick Thomas

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I am writing to record my objection to the focussed intensification associated with gradual change of the area's loyal character under policy DM31.4 of the Shirley Road Shopping Parade and Local Centre

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2429/02/007/DM31  
(Table 11.2)/O

Mr & Mrs E Abdul-Nabi

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

Object to focussed intensification  
with the gradual change of the area's  
local character.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2450/02/011/DM31  
(Table 11.2)/O

Mr & Mrs Jeffrey

Object

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2540/01/011/DM31  
(Table 11.2)/O

Mrs Sandra Cooper

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

I object to proposed intensification associated with a gradual change of local character of the Shirley Road shopping parade and Shirley Local Centre areas.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2546/01/002/DM31  
(Table 11.2)/O

Mr & Mrs Robert & Patricia Cole

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

The plans for intensification of residential development are unacceptable and will change the character of the area and also overburden the already problematic local road infrastructure.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2582/01/003/DM31  
(Table 11.2)/O

Ms Ellie London

Object

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

I object to his policy regarding Shirley  
Road Shopping Parade.

Change

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2586/01/008/DM31  
(Table 11.2)/O

Anna Bannon

Object

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

The areas in Shirley should not be zones for intensification as this type of development would be totally out of keeping with the character of the area.

Change

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Object to focussed intensification associated with gradual change of area's local character under policy DM31.4 of the Shirley Road Shopping Parade and especially Shirley local Centre. Shirley local centre area in particular houses a large proportion of elderly residents, including two sheltered housing complexes, and those living there are doing so for the convenience of transport, shops, doctors, library etc. If you take their property where do they all go? Not everyone will find another property with such convenience on their doorstep.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

The intensification is on the border of Addiscombe and Shirley Place and it seems to have been chosen with no underlying evidence as to why. There are no detailed plans in the presented consultation documents. The traffic along Shirley Rd and Wickham Rd is at the standstill in rush hour. Access to Cental Croydon is by car or by bus. This area has a distinct character, is predominantly residential with semi detached and detached homes. The policy would lead to piece meal development-which has always lead to the area becoming run down as residents loose motivation to keep up with maintenance of their homes in the uncertainty of what will happen next door when the property comes up for sale.

The area should not be identified as being suitable for intensification. Change

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2618/01/010/DM31  
(Table 11.2)/O

Miss P Jones

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

The two areas of Shirley Road Shopping Parade and the local centre around Sbirley Library would affect not just Wickbam Road but other roads including Devonshire Way and would completely chaage the character of Shirley which I do not agree with.

Change

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Objections to the proposed Intensification of Shirley Local Centre and Shirley Shopping Parade as outlined in table 11.2 on page 129 of Croydon Local Plan Detailed Proposals and Policies and extensive development in other areas of Shirley that are affected by road congestion and poor PTAL scores.

Lack of Communication re Consultation

Many residents in the Shirley area only learnt about Croydon Council's proposed local plan first through an email sent out by Gavin Barwell, MP and secondly through documents he delivered to each property..

There were no notices put up on lamp posts, in the library or on public noticeboards in Shirley's main shopping parade or any prominent place in the Shirley Local Centre.

The consultation period commenced on 5 November but the three large books containing the Croydon Plan and associated consultation documents were only delivered to Shirley Library on 11 December – after the consultation meeting had taken place and one week before the closing date of 18 December.

The Consultation meeting that covered the Shirley area was not held in Shirley (even though there are many suitable venues there – particularly Shirley Library or the Parish Hall) but miles away in Selsdon so that fewer people could attend.

For this reason Croydon Council, with regard to the transparency it claims for itself, should extend the closing date so that all residents can have a say and that this time the plans and proposals be widely advertised.

Shirley Road Area

I am writing to object to the proposals to intensify development in many roads around this centre for the following reasons:

- Poor transport accessibility
- The Shirley character assessment notes that Shirley has some of the poorest public transport links in the borough. There is no railway or tram station in the built up area. The nearest railway station is 1½ miles away.

The bulk of the proposed intensification area has a PTAL score of only 2, some parts as low as 1a.

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The A232 Wickham Road leads into the A215 at the Methodist Church, this has been identified as one of the most congested roads in Europe (Source: Daily Telegraph )

The council already knows there are existing traffic problems in Shirley even before any houses are built - see page 253 of transport strategy document which notes high car dependency due to poor public transport and peak time congestion. <https://www.croydon.gov.uk/sites/default/files/articles/downloads/localcentres.pdf>

There is no evidence (beyond a mere pious hope in section 7.76 that people will use public transport more) that the council has considered the effect of the intensification of development on local transport networks. This is contrary to London Plan policy 6.3 which states assessments must be undertaken, and in particular the cumulative effects of development considered. Paragraph D of the policy contains the presumption that development should be directed to areas with good transport links. See London Plan paragraph 6.15 "In practical terms, this means ensuring that new developments that will give rise to significant numbers of new trips should be located either where there is already good public transport accessibility with capacity adequate to support the additional demand or where there is a realistic prospect of additional accessibility or capacity being provided in time to meet the new demand."

- Increased car usage

The effect of the poorer transport links can be seen in increased car ownership in Shirley ward.

Table – Car ownership in Shirley and Croydon Borough (Source 2011 census)

Shirley Croydon	
All Households	5586.145010
No Cars or Vans in Household	126622.66%4852333.46%
1 Car or Van in Household	238742.73%6318343.57%
2 Cars or Vans in Household	142625.53%2583617.82%
3 Cars or Vans in Household	3446.16%55713.84%
4 or More Cars or Vans in Household	1632.92%18971.31%
All Cars or Vans in Area	6981.140049

This is further reflected in modes of travel to work. Only about 10% of

people who don't work at home work in Central Croydon, the rest have to work further afield.

54% of all journeys to work from Shirley are by motor. Even in the narrow corridor along the A232 there are as many car journeys as bus/tram. Outside of there it is no contest. Even in the remainder of Croydon itself, three times as many journeys are made by car as by tram/bus/train. 70% of journeys to work to the second placed borough of Bromley are by car.

This table shows the 20 most popular locations in 2011 for Shirley residents to work and the mode of travel to work.

Place of Work	Total	Tram/bus	Motor	Train	Other
Croydon (all)	3028	27%	59%	2%	11%
Central	838	46%	46%	2%	6%
Remainder	2190	21%	64%	2%	13%
[     ]					
Bromley	1291	22%	70%	2%	6%
Westminster, City of	860	8%	9%	81%	2%
Lambeth	342	13%	58%	26%	3%
Sutton	340	18%	72%	8%	2%
Southwark	335	8%	41%	48%	3%
Tower Hamlets	201	14%	17%	68%	1%
Lewisham	194	7%	77%	14%	2%
Wandsworth	194	11%	55%	32%	2%
Merton	179	34%	58%	7%	2%
Camden	175	13%	14%	70%	2%
Islington	118	7%	19%	72%	2%
Reigate and Banstead	116	7%	78%	15%	0%
Tandridge	112	12%	80%	8%	0%
Crawley	95	28%	54%	18%	0%
Hammersmith and Fulham	70	14%	21%	63%	1%
Greenwich	68	9%	74%	18%	0%
Kensington and Chelsea	68	12%	19%	69%	0%
Sevenoaks	51	2%	92%	4%	2%
Bexley	49	6%	92%	0%	2%
[     ]					
All journeys to work	864	21%	54%	21%	6%

Note: these are journeys to work from the 3 Middle Layer Super Output areas which make up most of Shirley (Croydon 18, 25, 26). Central Croydon is defined as MSOA Croydon 20, 24, 27. Source: Nomis based on 2011 census.

- Sustainability

National Planning Policy Framework (page 6) has a presumption against development in locations that are non-sustainable, which includes where environmental damage such as increasing greenhouse gases would result ("actively manage patterns of growth to make the fullest possible

use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable"). The poor transport links in Shirley is reflected in a significantly higher level of car ownership than the borough as a whole.

Individual applicants have to carry out transport assessments, why has the council not done the same for the areas they propose to designate as suitable for development?

- Council has underestimated the amount of empty houses coming forward

We note that the council assume only 190 empty houses will be reoccupied during the period 2016-36. However this appears to be at variance London Strategic Housing Land Availability Assessment (2009). In that Croydon stated that in the period 2011-2021 they would return 91 long term vacant properties per year to housing, plus a further 20 per annum for non-self contained units. This means that you have already stated that the borough will gain 555 homes this way in the period 2016-21, why then is a figure of 190 given for empty homes only for the whole period 2016-36? Omitting non-self contained units conflicts with the GLA SHLAA 2009.

The 2011 census Croydon had 3,814 empty properties, and as well as that there were over 1,500 commercial sites in 2010 that were vacant, many would have flats over shops, or would be capable of conversion to residential.

- Effect on local character  
Sections 11.140 and 11.141 of the Detailed Policies document emphasises the pleasing uniformity of Shirley with its predominately 1930s housing in planned estates. New buildings have tended to be designed to fit into the existing streetscape.

You have stated in your report to Cabinet that development should only complement and enhance character.

This conflicts with your reasons given in paragraph 3.46 of the Report to Cabinet of 21 September 2015 (select 7.2 Main Report then find pages 15-16). Then this is used to argue Shirley has no dominant character and can therefore be the host for more intensive development. This is clearly not the case with one exception the shopping centre is consonant with the surrounding architecture, that of 1930s suburbia, creating a homogeneous whole.

In no sense can intensified development with dense house building up to 4 stories high in suburban side roads be in keeping with the inter-war single and two storey houses with gardens.

- Inability of development to occur

We have ordered a number of registers for properties in the proposed expanded Shirley Centre and it appears that large swathes are incapable of intensified development because they contain restrictive covenants which limit the number of houses to 1 per plot.

We note you have rejected a number of proposed development sites because of the unlikelihood that they can be developed (e.g. A181 - 45 to 81 Church Street, A469 - 234 The Glades, A476 - 1 to 19 Craven Road and many others). We would particularly refer you to A354 (118-148 Tennison Road) which was rejected as a site because of replacing the existing function. This is precisely the situation here.

Please find attached the following registers:

10 Hartland Way Title number  
SGL553297

Shirley Library Title number SY7794  
19 Westway Title number SGL536004

5 Wickham Avenue Title number  
SGL629833

7 Devonshire Way Title number  
SY2606

- Detrimental effect on residents of merging two smaller properties re intensification

On page 132, Croydon Local Plan Detailed Policies and Proposals, it is explained that intensification involving building of medium rise blocks of flats (up to 4 storeys) could be achieved by merging smaller properties.

As noted on page 84 of Croydon Local Plan Policies and Proposals appendix 4, there is "a higher than average proportion of older people" living in Shirley. And some of these may be quite vulnerable.

If a developer succeeds in buying up a semi-detached property, which could potentially be used for building flats on, what pressures could be brought to bear on an elderly owner of the adjoining semi if he or she refuses to sell? What sort of tenant could the developer obtain that might change the mind of the elderly owner? This policy has the potential to result in harassment and substantial distress. It is troubling that the Council could propose such

Further objections to the proposed Intensification of Shirley Local Centre and as outlined in table 11.2 on page 129 of Croydon Local Plan Detailed Proposals and Policies (marked DM43.1)

Shirley Local Centre has a very distinctive character. Almost all the properties were built in the late 1920s or early 1930s and attractively designed. They are also very well maintained by their owners. Many of the residents are active older people who take an interest in the area (and the younger ones do too). They keep the area clean and tidy, volunteer to help out with green spaces such as Miller's Pond, help out with the Spring Park Residents Association, organise the local Neighbourhood Watch etc. The SPRA also publishes a magazine called SPAN (Spring Park Activities News) which provides details of all the events going on in Shirley (and there are pages and pages of them). There are loads of things to do and these are organised and attended by the villagers. There a substantial number of churches in Shirley and they are very well attended. A recent Victorian Carol Concert in the Methodist Church was sold out.

When I came to live in Shirley two years ago, I was invited for coffee or drinks to my neighbours' houses and one neighbour even came and mowed my lawn for me. The welcome was amazing.

There is nothing wrong with the character of this neighbourhood nor does it lack distinctiveness. And this character would be spoilt if our houses were demolished and replaced by anonymous blocks of flats and the sense of community would be lost. And then instead of being able to support each other, residents would be calling on the Council for help instead. And the churches too would suffer if you tried to tinker with the population make-up and the loss of them would also increase the burden on the Council.

You have marked Shirley Library and Hartland Way Surgery as suitable for redevelopment. There has been overwhelming community support for keeping the library open – not only is it a magnificent building but it also plays a huge part in our community. I have already sent you the Land Registry title register for Shirley Library - you can read the agreement between the owner and the Corporation – if a library or public building isn't built there, the land

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reverts back to only permitting the building of a single dwelling-house. The only option for the Hartland Way Surgery building is either as a private house or as the professional residence of a solicitor, architect, medical practitioner or dentist. That is how it is a doctor's surgery. With the number of older people in the area and an increasingly aging population, there is no way we could do without the surgery. It would be a community disaster if you went ahead with these proposals.

2646/01/003/DM31  
(Table 11.2)/O

JM Chambers

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I am disabled, uable to go by bus or walk very far. I chose Marlowe Lodge three years ago as the place most suitable for my needs- Dr Gardners practice on the corner and the library which is my main enjoyment. I am not alone in hoping that your plans do not materialise. Shirley is a safe environment and I hope it will be left as it is.

Change

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2706/01/010/DM31  
(Table 11.2)/O

Mr & Mrs Panagakis

Object

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

Object to the focussed intensification  
associated with gradual change of  
area's local character under Policy  
DM31.4 of the Shirley Road  
Shopping Parade

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2721/01/003/DM31  
(Table 11.2)/O

Mr A Zelisko

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

This would completely change the  
character of the area.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2726/01/001/DM31  
(Table 11.2)/O

Mr A J Pearson

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I am writing to registrar my objection to those parts of the pr, which is too weak. Proposals referred to focussed intensification associated with gradual change of the area's local character under Policy DM31.4 of the Shirley Road shopping parade and Shirley local centre. (also see table 11.2)

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2739/01/007/DM31  
(Table 11.2)/O

Mr Colin Campbell

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

The areas in Shirley should not be  
zones for intensification as this type  
of development would be totally out  
of keeping with the character of the  
area

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2745/01/001/DM31  
(Table 11.2)/O

Mrs Frances Pearce

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I am writing regarding the Council's plans for a massive redevelopment in the Shirley Area. More houses mean more traffic on our already crowded roads. I no longer go into Croydon because of the journey times. How long would it be before the Council considered bringing in a congestion charge. When you build all these properties do you consider the local amenities and the effect that more people would have on these. Where are the school places for all of these children? Regarding doctors. Unless it is an emergency I have to wait at least a week for an appointment. This waiting time can only increase if there are more patients. Is it the Council's policy to build over green belt land to the detriment of locals? I sincerely hope not. I think you need to seriously reconsider these plans.

Change

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2851/01/003/DM31  
(Table 11.2)/S

Ms Frances Leece

Support

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

The response supports the inclusion of the proposed intensification site known as "Area of the Shirley Road Shopping Parade" and confirms that 0.53ha of land, which is underutilised and owned by the respondent - is both deliverable and developable for intensification purposes. The site is deliverable in that our client represents a willing landowner and the site is available for redevelopment now. There is more than a realistic prospect that development will be delivered on the site within five years.

Change

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2868/01/007/DM31  
(Table 11.2)/S

Graham Lyon

Support

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

This area is quite tightly drawn and  
so no objection to it.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2910/02/010/DM31  
(Table 11.2)/O

Ms Debbie Butler

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

I object to the focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2925/01/002/DM31  
(Table 11.2)/O

Mr T Beavall

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

Object to focussed intensification at  
Shirley Road Shopping Parade

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2931/01/004/DM31  
(Table 11.2)/O

Mr John Newman

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I object to Policy DM31.4. Replacing the existing shopping parade and the surrounding semi-detached housing with medium-rise blocks would completely change the character of the Shirley area.

Change

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2974/01/011/DM31  
(Table 11.2)/O

Jane Bowden

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

5) Policy DM31.4 plans to change the local character of Shirley by encouraging the replacement of the existing semi-detached houses with medium rise blocks. This will be detrimental to the area and change for the worse what is currently a very pleasant area.

Change

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the draft Local Plan identifies two other areas of Shirley as locations where the Council wants to see "focussed intensification associated with gradual change of area's local character" under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals).

The two areas are the Shirley Road Shopping Parade and the Shirley local centre (the area around Shirley Library). The former is quite tightly drawn and I therefore don't object to it, but the latter includes not just the Wickham Road itself but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way (page 166, Croydon Local Plan Detailed Policies & Proposals). The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Area of the Shirley  
Road Shopping  
Parade

Policy DM31.4 sets out locations where the Council will support intensification associated with gradual change of the area's local character. As this is a new designation it will need to be shown on the Policies Map. Details of each designation are shown below.

Place-specific development management policy Place Setting of the Shirley Local Centre Shirley Area of the Shirley Road Shopping Parade Shirley

I object to the relaxation of the planning regulations to allow the building of significantly larger structures in close proximity to the existing housing stock, comprising mainly bungalows and two storey semi-detached and detached houses in residential roads in the area described as Shirley Local Centre, i.e. around the Shirley Library, West Way Gardens, Hartland Way, Wickham Rd. Devonshire Way. West Way, Verdayne Ave. Ridgemount Ave. Wickham Ave. and the area around the Shirley Road/Shirley Shopping Parade including the Green Triangle and the Trinity School educational open space. The promoted character types of Medium rise blocks with associated grounds; large buildings with spacing; and Large buildings with strong frontages; at these locations would look out of character and is unacceptable. These types of developments in the wrong locations would adversely affect the character of Shirley both now and for future generations. In the case of the Shirley Road/Shirley park parade shops, the area behind the shopping parade is a site of Nature Conservation Importance (locally called the Green Triangle) which should be preserved for future generations and the area of Educational Open Space for future Trinity School children. If High density residential accommodation were provided there would be insufficient area for communal open space allocation. The local side road network and width could not cope with high residential density proposal and the likely car ownership and on street parking. If these proposals were to become the Croydon Plan adopted policy, it would place Planning blight on all properties as defined in DM31.4 until the year 2036.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3029/01/009/DM31  
(Table 11.2)/O

Mr Paul Newton

*Addington Village Residents Assoc*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3045/01/010/DM31  
(Table 11.2)/O

Mr Stuart Marsh

Object

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

I object to the focussed intensification associated with gradual change of the area's local character under policy DM31.4 of Shirley Road Shopping Parade.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3046/01/012/DM31  
(Table 11.2)/O

Stephanie Lawson

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I strongly object to the areas listed  
being earmarked for 'intensification'  
as this will dramatically change the  
character of these areas

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3077/01/009/DM31  
(Table 11.2)/O

Mrs Clare Gardner

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

4. DM31.4: Shirley and Forestdale  
should not be zones for  
intensification as this type of  
development would be totally out of  
keeping with the character of these  
areas.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3080/01/012/DM31  
(Table 11.2)/O

Mr John Mills

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Area of the Shirley  
Road Shopping  
Parade

Policy DM31.4 sets out locations where the Council will support intensification associated with gradual change of the area's local character. As this is a new designation it will need to be shown on the Policies Map. Details of each designation are shown below.

Place-specific development management policy Place Setting of the Shirley Local Centre Shirley Area of the Shirley Road Shopping Parade Shirley

I object to the relaxation of the planning regulations to allow the building of significantly larger structures in close proximity to the existing housing stock, comprising mainly bungalows and two storey semi-detached and detached houses in residential roads in the area described as Shirley Local Centre, i.e. around the Shirley Library, West Way Gardens, Hartland Way, Wickham Rd. Devonshire Way. West Way, Verdayne Ave. Ridgemount Ave. Wickham Ave. and the area around the Shirley Road/Shirley Shopping Parade including the Green Triangle and the Trinity School educational open space. The promoted character types of Medium rise blocks with associated grounds; large buildings with spacing; and Large buildings with strong frontages; at these locations would look out of character and is unacceptable. These types of developments in the wrong locations would adversely affect the character of Shirley both now and for future generations. In the case of the Shirley Road/Shirley park parade shops, the area behind the shopping parade is a site of Nature Conservation Importance (locally called the Green Triangle) which should be preserved for future generations and the area of Educational Open Space for future Trinity School children. If High density residential accommodation were provided there would be insufficient area for communal open space allocation. The local side road network and width could not cope with high residential density proposal and the likely car ownership and on street parking. If these proposals were to become the Croydon Plan adopted policy, it would place Planning blight on all properties as defined in DM31.4 until the year 2036.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3161/01/009/DM31  
(Table 11.2)/O

Mr Jim Cowan

Object

Soundness -  
Justified

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I have read Gavin Barwell's  
assessment of policies and proposals  
in the Croydon Local Plan and totally  
agree that if implemented would  
destroy the character of Shirley.

The infrastructure in Shirley is  
already stretched to the limit and can  
not withstand any further burdens.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3208/01/008/DM31  
(Table 11.2)/O

Mr Stephen Smith

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I object to plans to change the character of Shirley and its neighbourhood, the Shirley Road Shopping Parade in particular.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3215/01/010/DM31  
(Table 11.2)/O

Mr Steve White

ASPRA

Object

Soundness -  
Justified

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

4.focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)  Area of the Shirley Road Shopping Parade	Objections to the proposed Intensification of Shirley Local Centre and Shirley Shopping Parade as outlined in table 11.2 on page 129 of Croydon Local Plan .	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
			<p>I would like to register my objection to the proposals and also to request that the consultation period is extended to allow residents and other interested parties the time to fully research the likely impact of the proposals. There appears to have been very little action on behalf of the council to ensure that those affected by these proposed plans were made aware of them, thus denying them of the opportunity of airing their opinion. It is a pity that the council felt itself unable to be transparent over this matter, perhaps anticipating how unpopular and ill advised the proposal is.</p> <p>I object most strongly to the council planning to change the current face of The area around and including Shirley library. My understanding is that development should only complement and enhance character in an area and this cannot be achieved by building multi occupancy buildings in and around this site. Contrary to statement, it is a characterful, and typical face of 20's and 30s builds and it is this that gives it's welcome open feel. As such, residents have a strong sense of community, care for the area and this in turn contributes to a positive sense of well being and belonging. This destabilising of an area by the proposals should not be underestimated in terms of drain on council services for policing, maintenance, cleansing if this were destroyed by intensified housing.</p> <p>The amenities are a further positive of this part of Shirley, the library and Surgery being two most important parts of the whole and loss of these would impact strongly on the community.</p> <p>In addition, public transport in the locality is inadequate, schools and doctors surgeries oversubscribed, and any remedy would result in even greater loss of land and character.</p> <p>The council should be looking at derelict area and under used sites and areas where conditions for existing residents could be improved, rather than destroying well balanced</p>		

communities.

3235/01/010/DM31  
(Table 11.2)/O

Mr Peter Kenny

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I am writing to object to Focussed intensification associated with gradual change of the areas local character under policy DM31.4 of the Shirley Shopping Parade and Shirley local centre

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I object to the focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre. Replacing the existing shopping parade and the surrounding semidetached housing with medium-rise blocks would completely change the character of the Shirley area. The traffic congestion on Wickham Road, once limited to rush hour and school times is now so bad that even mid morning traffic tails back from Shirley Library to the roundabout on Shirley Hills Road. The proposed development would exacerbate this to a dangerous level.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3279/01/011/DM31  
(Table 11.2)/O

Terry Lewin

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

Ref DM31.4 changes to Shirley Road shopping parade and many local roads with medium rise blocks, this will change the character of Shirley. I also wonder about the impact on schools and local doctors surgeries already stretched to capacity and the ever increasing traffic in the area

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3323/01/001/DM31  
(Table 11.2)/O

Daila Bradley

Object

Soundness -  
Justified

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

First, the draft Local Plan identifies two areas of Shirley as locations where the Council wants to see “focused intensification associated with gradual change of area’s local character” under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals). The document also explains what this means – that it is the aim of your team to materially change the character of the local area. Please could you explain why? Even if it was an area which had problems, this would be unacceptable. But the area you are talking about is a good residential district with good shops and a pleasant atmosphere. An area to which people move specifically because of its character, an area which people love.

Change

Croydon’s suburbs will have sustainably grown to accommodate homes to contribute to the borough’s housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council’s website on the evidence base pages which support the Croydon Local Plan.

3337/01/009/DM31  
(Table 11.2)/O

Mr Roger Willaimes

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1. Policy DM31.4; Focussed intensification associated with gradual change of area's local character: Shirley Road shopping parade and Shirley local centre:  
i) Whilst some limited intensification in the local centre along Wickham Road may be desirable to provide additional housing, the area around the local centre is far too widely drawn, including roads with quality family housing (Ridgemount Avenue, Wickham Avenue, Firsby Avenue, Hartland Way, Devonshire Way etc.) which should be maintained. Family housing with gardens needs to be retained for young families upsizing from flats to move to, who it is in the borough's interest to retain. Intensification would also lead to increased traffic which Wickham Road cannot support (rush hour delays are already very significant), especially since traffic is already expected to increase with the (admittedly desirable) Westfield development where visitors from Shirley, West Wickham and farther afield from A21/M25 will naturally use the A232 to reach Croydon.

ii) We strongly oppose intensification around the Shirley Road shopping parade. This is an architecturally strong parade which accordingly enjoys very low vacancy rates. In fact we strongly urge you to consider the 1930s parade for local listing, local heritage area or similar protection. Indeed 11.147 states that "each of Shirley's shopping centres has a distinct character which should be enhanced and strengthened" and some form of protection is essential to secure this in the light of intensification proposals. (We would comment similarly in respect of the Sanderstead Local centre also listed under DM31.4) As with the area around the Shirley local centre, we object to the loss of family housing for the reasons already stated. In fact 11.142 notes that the features of Shirley's shopping areas "play a vital role in creating Shirley's sense of place" and yet, in apparent contradiction, the proposed focussed intensification as outlined would seriously undermine this sense of place.

As an aside and instead it would seem that areas in need of regeneration within the borough might be considered for focussed intensification and/or change of use to provide additional housing and where access to transport and other facilities is good. For example the area along Lower Addiscombe Road between Grant Road and Davidson

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Road has several retail units which have been unlet for a long period and a fragmented character which provides the opportunity for redevelopment into a much higher quality and largely residential area, although focus on the quality of development/conversion will be necessary to achieve a good living environment.

We are pleased to note that public realm improvements are planned for the Shirley Local Centre, as these are long overdue.

3354/01/012/DM31  
(Table 11.2)/O

Dr Bob Wenn

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I object to focused intensification associated with gradual change of area's local character.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Area of the Shirley  
Road Shopping  
Parade

Taken at face value, it would appear that many of the residential roads adjoining the Wickham Road are now implicated in the scheme in their entirety including; Ridgemount Avenue, Verdayne Avenue, Wickham Avenue, Firsby Avenue, Orchard Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. This apparent 'land-grab' is totally unacceptable and disruptive for the established community on so many levels, not the the least being that were these proposals to become Croydon Council's adopted policy, they would stultify home-owner development, and possibly blight the sale and value of local properties for many years to come. Unless the Council's intentions are better clarified and more precisely detailed damage to the market will be done.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3356/01/009/DM31  
(Table 11.2)/O

Mr Rishi Gohill

Object

Soundness -  
Justified

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3358/01/009/DM31  
(Table 11.2)/O

Joy Harris

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)	Change
Area of the Shirley Road Shopping Parade	<p>Fourth, the draft Local Plan identifies two other areas of Shirley as locations where the Council wants to see "focussed intensification associated with gradual change of area's local character" under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies &amp; Proposals). It goes on to describe what this means:</p> <p>"New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas" (page 132, Croydon Local Plan Detailed Policies &amp; Proposals).</p> <p>The two areas are the Shirley Road Shopping Parade and the Shirley local centre (the area around Shirley Library). The former is quite tightly drawn and I therefore don't object to it, but the latter includes not just the Wickham Road itself but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way (page 166, Croydon Local Plan Detailed Policies &amp; Proposals). The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.</p>	<p>Change</p>	<p>Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.</p>

Object	Soundness - Justified	DM31 (Table 11.2)	Change
Area of the Shirley Road Shopping Parade		<p>The plan for the Shirley Road Shopping Parade &amp; the Shirley local centre (page 129) actually states its intention to change the local character. So it will involve pressurising inhabitants of perfectly good houses to move out to allow demolition of their homes to replace them with multi occupational blocks. It will not 'complement the local character' to remove houses and their gardens. London's Strategic Housing Land Availability Assessment assumes that garden land WILL NOT BE DEVELOPED.</p>	<p>Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.</p>

3394/01/002/DM31  
(Table 11.2)/O

Mr Alan Heathcote

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

This is to object strongly to your ill-conceived proposals for high density dwellings on greenbelt parkland, on existing semi-detached housing areas, and gardens in the Shirley Oaks / Library regions. Also for travellers sites in the vicinity of Coombe farm. All as outlined in Gavin Barwell's email.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3414/01/009/DM31  
(Table 11.2)/O

Mr Chris McInerney

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3417/01/006/DM31  
(Table 11.2)/O

Mr & Mrs Colin Read

Object

Soundness -  
Justified

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

Existing semi-detached houses  
should not be demolished in favour of  
soulless blocks of flats. People  
require houses to live in, especially  
bringing up families.

Please stick to sensible  
developments and do not destroy  
Croydon with horrendous buildings.  
We are long-term residents  
and care very much about the area in  
which we live.

Change

Croydon's suburbs will have  
sustainably grown to  
accommodate homes to  
contribute to the borough's  
housing need. The challenge  
for the Croydon Local Plan is  
to enable growth and  
regeneration in the local  
context while recognising the  
local character and  
distinctiveness. To achieve  
this this designation will be  
amended so that it applies to  
the buildings along Wickham  
Road and Shirley Road  
(combining the area with that  
of Shirley Local Centre), key  
corner plots and excludes  
the majority of residential  
streets away from the main  
roads. The objective of  
policy DM31.4 is to  
maximise use of the existing  
growth capacity, to focus  
growth in sustainable  
locations and to support a  
smart spatial vision for the  
borough. Spatially,  
additional growth would  
strengthen the potential for  
further development of  
public transport and other  
uses which require a certain  
level of localised demand.  
The proposed areas meet  
criteria referring to  
infrastructure availability and  
accessibility; deliverability of  
growth based on local  
character. The policy opens  
up opportunities for more  
intensive development in  
selected areas and enables  
gradual change of character  
over time. It would also  
positively encourage spatial  
quality and distinctiveness of  
Croydon local and  
neighbourhood centres. The  
complete review is available  
on the Council's website on  
the evidence base pages  
which support the Croydon  
Local Plan.

Area of the Shirley  
Road Shopping  
Parade

Focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3445/01/009/DM31  
(Table 11.2)/O

Mr E King OBE

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3465/01/010/DM31  
(Table 11.2)/O

Mr & Mrs Hobbs

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I am writing to you to object to the Focussed intensification associated with the gradual change of area's local character under Policy DM31.4 off the Shirley Road Shopping Parade and Shirley Local Centre.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I am writing to object to the Council's proposed long term plans for certain parts of Croydon, particularly the area around Shirley Library, where I have lived for 30 years.

Apart from the obvious increase in traffic, to an already overburdened Wickham Road, we are starting to see the gradual erosion of traditional residential roads formed of classic semi or detached houses.

To cram more and more houses and flats into the designated areas would destroy their character and to build on existing green belt and back gardens would be completely inappropriate, as well as placing additional stress on local facilities and amenities.

I urge the Council to reconsider these proposals and adopt a more sensitive agenda using only space and land capable of absorbing additional development.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3500/01/001/DM31  
(Table 11.2)/O

Mr Ian Masters

Object

Legal  
Compliance

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

I have lived in Shirley for 22 years and one of the main reasons we moved here was because of the character and charm of the area. Needless to say we were horrified when we were recently made aware of the above document and the proposals involving medium rise housing intensification. When I first read the document I thought it just involved the development of the Shirley Road Parade of Shops, however, when I looked at the line drawing on page 166 the outline boundary stretched further than the parade so I wrote to your planning department asking for the addresses affected by the proposals. I received a reply from Dominique Barnett on 3/12, however, she did not answer my question so I replied on 5/12 and told her that I required a definitive list of addresses - to date I still haven't received a reply, although I spoke to her directly last week and she said she would try to obtain the info. And write to me.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3500/01/002/DM31  
(Table 11.2)/O

Mr Ian Masters

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

I have heard from another source that a plot of land known locally as the Green Triangle at the bottom of our gardens is included in the proposals and yet to my knowledge there is no mention of it in the document. None of the local residents know anything about it neither do the Shirley Parade Shops management committee.

Change

The triangle referred to in the representation is a Site of Nature Conservation Importance and not suitable for development. Therefore, it has been removed from the proposed area of focussed intensification.

3503/01/010/DM31  
(Table 11.2)/O

Mr Gary Kenney

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I am writing to show that I object to a number of your plans around the Shirley area. I contest that you need to build on our green sites and bring in new 'traveler' sites into Shirley.

On top of this I cannot understand the need to bring 'medium' high rise buildings in and around Shirley, including Devonshire way and the new proposals around Hartland way.

Please can you let me know if my objection has been noted and how I can make it more official?

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3511/01/010/DM31  
(Table 11.2)/O

Jenny Hayden

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

My other objection relates to the draft Local Plan relating to two other areas in Shirley, i.e. Shirley Shopping Parade and the Shirley local centre, the area around Shirley Library. From the draft plan, the Council wants to see "focussed intensification associated with gradual change of the area's local character" under Policy DM31.4 ....it further describes how this would mean merging smaller properties, medium rise blocks, large buildings with strong frontages. "The introduction of such buildings will alter, over time, the predominant character of the intensified areas"...page 132 of CLP Page 166 CLP...mentions local roads in Shirley..To replace the largely semi detached buidlings in these residential roads with medium rise blocks is not acceptable. It will inevitably change the character of Shirley and I would like register my objection

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)	I am writing to object to:	Change
Area of the Shirley Road Shopping Parade			<p>1.Focussed intensification associated with gradual change of area's local character under Policy DM 31.4 of the Shirley Road Shopping Parade and Shirley local centre.</p> <p>This policy is lacking in sufficient detail or thought, and actually perpetuates the poorly planned and thought out development that the Croydon Local Plan refers to, which it seeks to avoid.</p> <p>The idea that largely semi-detached buildings in the residential roads surrounding Shirley library should be replaced by medium-rise blocks is entirely unsuitable, and wholly unacceptable.</p> <p>This policy would completely change the character of Shirley for the worse (not better), with particular and direct effect on those residential streets encompassed by the suggested policy on the south side of Shirley that sit off/behind the main Wickham Road and library.</p> <p>Adopting such a policy would also significantly devalue and detract from Shirley as a whole, and would have negative consequences in respect of the existing residential properties surrounding any such development that would remain. It is also likely to result in at least a perceived element of blight if pursued.</p> <p>The policy does not indicate a respect for the local area and the existing character, which would be destroyed by adopting such a policy. It also shows little regard to the impacts on what is a settled and well established community, which would be eroded fairly quickly. The policy also shows no regard for the local environs, as well as local and public services, traffic considerations, and existing infrastructure.</p>	<p>Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.</p>

3566/01/009/DM31  
(Table 11.2)/O

Maureen Wilcox

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3579/01/006/DM31  
(Table 11.2)/O

Noemi Molloy

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I am concerned that the areas which  
have been earmarked for  
'intensification' will suffer as a result  
of over-building, which will destroy  
the character of these areas.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Objections to the proposed Intensification of Shirley Local Centre and Shirley Shopping Parade as outlined in table 11.2 on page 129 of Croydon Local Plan Detailed Proposals and Policies and extensive development in other areas of Shirley.

I wish to lodge my objection to the proposals on the following grounds:-

- Insufficient Notice was given to allow adequate consideration to be given to the proposals
- The intensification of dwelling places in the area will have a negative impact, changing the nature and character of the area
- The transport links in the area are inadequate to cope with a large increase in the population. The A232 Wickham Road is notoriously bad.

A proposal to build flats to replace two bungalows on the corner of Alton Road was turned down on the grounds that it would change the nature and character of the road. Alton Road consists of traditional family homes with gardens. Many similar roads referred to in the Shirley proposal would be affected in the same way.

You only have to look at Pampisford Road in Croydon to see how such developments change the nature and character of a road.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3705/01/007/DM31  
(Table 11.2)/O

Mr J Lemanski

Object

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

I would like you to note my strong  
objection to the granting of any  
Planning Application relating to the  
following Policy Ref. DM31.4.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3708/01/016/DM31  
(Table 11.2)/O

Mrs J McDonald

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for "intensification" – which is a euphemism for more building. This will change the character of those areas and should be opposed.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3734/01/013/DM31  
(Table 11.2)/O

Mr & Mrs Mott

Object

DM31 (Table 11.2)

I object to this site allocation.

Change

Area of the Shirley  
Road Shopping  
Parade

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3735/01/007/DM31  
(Table 11.2)/O

Mr Tim Duce

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

Also, tearing down semi detached  
housing and putting up blocks of flats  
(as planned in Shirley) is totally  
unacceptable.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3744/02/009/DM31  
(Table 11.2)/O

Diane Simpson

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3769/01/002/DM31  
(Table 11.2)/O

Mr K George

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I am unaware that I have missed public meetings or been sent details of these plans as it affects my local area. I think that were you to have had a local referendum as I think you should have done, these proposals would receive practically zero support except possibly by those who stand to gain from it.

My wife and I are longstanding Shirley residents. While I understand the need for more housing, the Croydon plan as it affects Shirley seems extreme in extent and its likely impact on Shirley.

I am especially concerned with policy DM31.4 and the proposed focussed intensification of the Shirley Road Shopping parade and Shirley local centre which is tantamount to the destruction of Shirley as it exists and it's replacement by New developments of unknown nature. Apart from the unknown endpoint it is clear that the impact in terms of inconvenience and disruption to local residents would occur over many years during this redevelopment for no benefit to existing residents.

It is also not evident why that part of Shirley as opposed to any other reasonably pleasant suburban area in Croydon should have been chosen for 'intensification'.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Finally, the draft Local Plan identifies two other areas of Shirley as locations where the Council wants to see "focussed intensification associated with gradual change of area's local character" under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals). It goes on to describe what this means:

"New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas" (page 132, Croydon Local Plan Detailed Policies & Proposals).

The two areas are the Shirley Road Shopping Parade and the Shirley local centre (the area around Shirley Library) (page 166, Croydon Local Plan Detailed Policies & Proposals). The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and we are objecting to it.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3785/01/012/DM31  
(Table 11.2)/O

Jenny Greenland

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

The idea that the largely semi-detached buildings in residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I object to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3789/01/009/DM31  
(Table 11.2)/O

Mr Paul Slaughter

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

First, the draft Local Plan identifies two areas of Shirley as locations where the Council wants to see “focussed intensification associated with gradual change of area’s local character” under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals). Happily the document also explains what this means. Unhappily, it appears to mean exactly what it says – that it is the aim of your team to materially change the character of the local area. If it was an area which had problems, which needed to be helped up, which was suffering unduly from the privations of the tight financial climate then perhaps, perhaps, it would be understandable, if still unacceptable. But the area you are talking about is none of those things – it is a nice residential district with nice shops and a pleasant atmosphere. An area to which people move specifically because of its character, and area which people love.

Croydon’s suburbs will have sustainably grown to accommodate homes to contribute to the borough’s housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council’s website on the evidence base pages which support the Croydon Local Plan.

3804/01/022/DM31  
(Table 11.2)/O

Cllr L Hale

*London Borough of Croydon*

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 – 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Shirley, page 166, Shirley Road from Shirley Avenue to the BP Service Station and a further zone on Wickham Road from Verdayne Avenue to Cheston Avenue

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Area of the Shirley  
Road Shopping  
Parade

the draft Local Plan identifies two other areas of Shirley as locations where the Council wants to see "focussed intensification associated with gradual change of area's local character" under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals) - it goes on to describe what this means: New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas' (page 132, Croydon Local Plan Detailed Policies & Proposals). The two areas are the Shirley Road Shopping Parade and the Shirley local centre (the area around Shirley Library). The former is quite tightly drawn and, therefore, I can not think of a reason to object to it, but the latter includes not just the Wickham Road itself but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way (page 166, Croydon Local Plan Detailed Policies & Proposals). The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I object to it very strongly.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3858/01/001/DM31  
(Table 11.2)/O

Mr Nicholas Barnes

Object

Soundness -  
Justified

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

Having read both local plans for the Shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.

None of these plans will benefit Shirley and I object to them all.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Area of the Shirley  
Road Shopping  
Parade

I have considered details of the proposed Croydon Local Plan and have the following objections on the basis that they will:  
detract from the local areas,  
dramatically change the local areas,  
dramatically change the character of local areas,  
have a significant adverse effect on an already overloaded infrastructure, including roads, public transport, public open space, environment and emergency, health and support services.

3. I object to the proposed replacement of low rise, terraced, semi detached, and detached properties with medium and high rise properties in the Shirley area, Addington and Forestdale area, New Addington area, Addiscombe and East Croydon area.

4. I object to the proposed increased building capacity and density in the Shirley area, Addington and Forestdale area, New Addington area, Addiscombe and East Croydon area.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3865/01/006/DM31  
(Table 11.2)/O

Ms M Kaczanowski

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

Below is a list of our objections:  
4. Policy DM 31.4 - Intensification of  
development in South Croydon,  
Kenley, Purley, Sanderstead - more  
new developments on these sites will  
change character of the areas and  
put local communities at risk.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3885/01/009/DM31  
(Table 11.2)/O

Mrs Barbara Cumming

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I understand that there are two areas in Shirley where four storey buildings are planned: Shirley Road Shopping Parade and the area around the Shirley Library. Whilst I don't object to the Shirley Road development, the latter includes not just Wickham Road itself but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way, and Devonshire Way (page 166, Croydon Local Plan Detailed Policies & Proposals). The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I object to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3893/01/013/DM31  
(Table 11.2)/O

Jan Payne

Object

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

I object to the focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade..

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Area of the Shirley  
Road Shopping  
Parade

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification. The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Shirley, page 166, Shirley Road from Shirley Avenue to the BP Service Station and a further zone on Wickham Road from Verdayne Avenue to Cheston Avenue;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3904/01/003/DM31  
(Table 11.2)/O

Mr & Mrs Golbourn

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I also object strongly to the proposed development of the Shirley Road Shopping Parade and Shirley local centre (Policy DM31.4). Shirley is made up of mostly semi-detached houses in residential roads. To replace these very functional and beautiful houses with medium rise blocks will change the entire character of Shirley. It will only serve to lead to further development in an already well populated area.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3908/01/004/DM31  
(Table 11.2)/O

Mr & Mrs Ishaq

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I would like to object to: focussed intensification associated with gradual change of area's local character under Proposed Policy DM31 and DM31.4 of the Shirley Road Shopping Parade and Shirley local centre

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3908/01/003/DM31  
(Table 11.2)/O

Mr & Mrs Ishaq

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I would like to object to: focussed intensification associated with gradual change of area's local character under Proposed Policy DM31 and DM31.4 of the Shirley Road Shopping Parade and Shirley local centre

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre. Replacing the existing shopping parade and the surrounding semi-detached housing with medium-rise blocks would completely change the character of the Shirley area;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

We are life long residents of Croydon. With reference to the local plan we would like to object to the following proposals:  
•DM40.1 - A skyscraper in Purley is total out of character for the town. Purley needs development but this is not the way to go about it.  
•DM40.4 - Purley Pool - whilst not objecting to this area being redeveloped it should include a swimming pool. Our children learnt to swim here and it is an important facility to the community. For instance our Farther uses it regularly. It has been vital to maintaining his health and he would not be able to travel to more distant pools.  
•DM44.2 - It is not appropriate to have a travellers site on green belt land. We believe it is important to protect all Green Belt land from development  
•DM31.4 - We are opposed to the intensification of these areas.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3992/01/009/DM31  
(Table 11.2)/O

Patricia Wood

Object

Soundness -  
Justified

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I object to the gradual change of the area's local character, the Council states it wants to see "focussed intensification" by allowing properties significantly larger than the existing ones to be built in Shirley Local Centre and Shirley Road under policy DM31.4.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4009/01/002/DM31  
(Table 11.2)/O

Ms R Lloyd

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

The green belt land we have in our areas, in Shirley, Forestdale, Addington and beyond, is a precious resource that should be protected by the council, not placed under threat of development at your whim. Having these green spaces helps the environment, the ecosystem, biodiversity and nature, and local residents, who benefit in many ways from having such places nearby their homes.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4010/01/009/DM31  
(Table 11.2)/O

Mr R Morley-Smith

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4032/01/012/DM31  
(Table 11.2)/O

Ms S Lawson

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I strongly object to the areas listed  
being earmarked for 'intensification'  
as this will dramatically change the  
character of these areas.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4036/01/009/DM31  
(Table 11.2)/O

Ms S Wheeler-Kiley

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4051/01/011/DM31  
(Table 11.2)/O

Mr Matt Knight

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

Ref DM31.4 changes to Shirley Road shopping parade and many local roads with medium rise blocks, this will change the character of Shirley. I also wonder about the impact on schools and local doctors surgeries already stretched to capacity and the ever increasing traffic in the area

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I object to the focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade. Replacing the existing shopping parade and the surrounding semi- detached housing with medium-rise blocks would completely change the character of the Shirley area;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Area of the Shirley  
Road Shopping  
Parade

focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre. Replacing the existing shopping parade and the surrounding semi-detached housing with medium-rise blocks would completely change the character of the Shirley area;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Area of the Shirley  
Road Shopping  
Parade

The draft Local Plan identifies two other areas of Shirley as locations where the Council wants to see "focussed intensification associated with gradual change of area's local character" under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals). It goes on to describe what this means: New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas" (page 132, Croydon Local Plan Detailed Policies & Proposals). The two areas are the Shirley Road Shopping Parade and the Shirley local centre (the area around Shirley Library). The former is quite tightly drawn and I therefore don't object to it, but the latter includes not just the Wickham Road itself but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way (page 166, Croydon Local Plan Detailed Policies & Proposals). The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I object to this very strongly.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Area of the Shirley  
Road Shopping  
Parade

focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4104/01/009/DM31  
(Table 11.2)/O

Terrence & Jacqueline Spriggs

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4114/01/006/DM31  
(Table 11.2)/O

Mr & Mrs Kaczanowski

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

Below is a list of our objections:  
4. Policy DM 31.4 - Intensification of  
development in South Croydon,  
Kenley, Purley, Sanderstead - more  
new developments on these sites will  
change character of the areas and  
put local communities at risk.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4138/02/007/DM31  
(Table 11.2)/O

Ms S Rao

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I object to focussed intensification associated with gradual change of areas's local character under Policy DM31.4 of the Shirley Road shopping Parade. Replacing the existing shopping parade and the surrounding semi0detached housing with medium-rise blocks would completely change the character of the Shirley Area.

Change

The policy 31.4 was withdrawn from the final draft of the Croydon Local Plan: Detailed Policies and Proposals in response to the new piece of evidence which was not available prior to consultation. The detailed Level 1 Strategic Flood Risk Assessment identified all six proposed areas of focussed intensification as being of a high risk of flooding (fluvial, surface and groundwater) therefore not suitable for intensification.

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I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:

4. focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Benneffs Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4150/01/010/DM31  
(Table 11.2)/O

Mr & Mrs Kennard

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I am writing to object to Focussed intensification associated with gradual change of the local character of Shirley Policy DM31.4. The proposed changes would exacerbate the traffic problems in the Wickham Road referred to above. They would change the area from a community to one of apartments and commuters.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4161/01/013/DM31  
(Table 11.2)/O

Mr Trevor Watkins

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre. Replacing the existing shopping parade and the surrounding semi-detached housing with medium-rise blocks would completely change the character of the Shirley area;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Identification of two Shirley areas as suitable for "focussed intensification associated with gradual change of areas local character" under policy DM31.4  
The areas are the Shirley Road Shopping Parade and the Shirley Local Centre. The roads around Shirley Library are largely semi-detached housing, where families have lived for many years. It is a settled community and it is completely unacceptable the family houses should be replaced by medium-sized blocks of flats, which would completely change the area's character and disrupt the existing community. This has personal relevance, as the proposals cover the road where I have lived for the past 32 years.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4174/01/008/DM31  
(Table 11.2)/O

Mr B Williams

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

The local draft plan identifies two other areas of Shirley as locations where the Council wants to see "focused intensification associated with gradual change of the area's character". The two areas around Shirley Road Shopping Parade and the Shirley Library which have been targeted are roads of semi-detached houses where families have lived for years. It is a settled community and it is completely unacceptable that family houses should be replaced by medium-rise blocks of flats. The character of the area would change completely.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)	I object to:	Change
Area of the Shirley Road Shopping Parade			6. focussed intensification associated with gradual change of the area's local character under Policy DM31.4 of the Shirley Road shopping parade and the Shirley Library local centre.	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4203/01/007/DM31  
(Table 11.2)/O

Mr J Beaven

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

I am writing to submit my objection to:

3. Focussed intensification  
associated with gradual change of  
area's local character under Policy  
DM31.4 of the Shirley Road  
Shopping Parade and Shirley local  
centre;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

The focussed intensification associated with the gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and the Shirley local centre. The idea that new development located in these areas, including local residential roads, could be significantly larger than existing buildings of up to four storeys is totally out of keeping with the area and would fundamentally change the character of Shirley. Such a significant change is disrespectful to existing residents who have chosen to live, contribute and build a strong local community in an established residential suburban area.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I object to the focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4228/01/013/DM31  
(Table 11.2)/O

Sheila Newman

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre. Replacing the existing shopping parade and the surrounding semi-detached housing with medium-rise blocks would completely change the character of the Shirley area;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4238/01/006/DM31  
(Table 11.2)/O

Miss b Hall

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre; As higher buildings require more surrounding space, there is no advantage in destroying the character. Retaining the shopping parades to provide local shopping facilities is essential as it is environmentally friendly, aside from strengthening communities.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4245/01/010/DM31  
(Table 11.2)/O

Mr & Mrs Maguire

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

Focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre. The proposals to allow building of medium rise blocks would completely change the character of Shirley and is unacceptable.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4268/01/013/DM31  
(Table 11.2)/O

Mr D Nesterovitch

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre. Replacing the existing shopping parade and the surrounding semi-detached housing with medium-rise blocks would completely change the character of the Shirley area;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4309/01/002/DM31  
(Table 11.2)/O

Mrs Rita Evans

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

As a long term resident of Shirley, since 1969, I am appalled at your proposals for focussed intensification associated with gradual change of area's local character. Although I and other local people appreciate the need for housing, surely it is part of your responsibility as a Council to respect the views of your residents and to conserve good local character, not to bull-doze it in favour of such inappropriate redevelopment? Shirley is recognised as a prime example of excellent inter-war development. It would seem our Council is determined to destroy this asset and replace it with anonymity.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4312/01/008/DM31  
(Table 11.2)/O

Doreen Jansen

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

Objection to the focussed  
Intensification - Policy DM31.4 of the  
Shirley Road Shopping Parade and  
Shirley Local Centre. This will totally  
change the character of the Shirley  
area and damage communities  
without consideration for what the  
people of those areas need. It will  
create an artificial town centre by  
removing groups need. It will create  
an artificial town centre by removing  
groups of e.g. villages, a hallmark of  
Shirley.

Change

Croydon's suburbs will have  
sustainably grown to  
accommodate homes to  
contribute to the borough's  
housing need. The challenge  
for the Croydon Local Plan is  
to enable growth and  
regeneration in the local  
context while recognising the  
local character and  
distinctiveness. To achieve  
this this designation will be  
amended so that it applies to  
the buildings along Wickham  
Road and Shirley Road  
(combining the area with that  
of Shirley Local Centre), key  
corner plots and excludes  
the majority of residential  
streets away from the main  
roads. The objective of  
policy DM31.4 is to  
maximise use of the existing  
growth capacity, to focus  
growth in sustainable  
locations and to support a  
smart spatial vision for the  
borough. Spatially,  
additional growth would  
strengthen the potential for  
further development of  
public transport and other  
uses which require a certain  
level of localised demand.  
The proposed areas meet  
criteria referring to  
infrastructure availability and  
accessibility; deliverability of  
growth based on local  
character. The policy opens  
up opportunities for more  
intensive development in  
selected areas and enables  
gradual change of character  
over time. It would also  
positively encourage spatial  
quality and distinctiveness of  
Croydon local and  
neighbourhood centres. The  
complete review is available  
on the Council's website on  
the evidence base pages  
which support the Croydon  
Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)	I object to:	Change
Area of the Shirley Road Shopping Parade			6. focussed intensification associated with gradual change of the area's local character under Policy DM31.4 of the Shirley Road shopping parade and the Shirley Library local centre.	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Area of the Shirley  
Road Shopping  
Parade

focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre. Replacing the existing shopping parade and the surrounding semi-detached housing with medium-rise blocks would completely change the character of the Shirley area;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre. Replacing the existing shopping parade and the surrounding semi-detached housing with medium-rise blocks would completely change the character of the Shirley area;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4371/01/003/DM31  
(Table 11.2)/S

Mrs Jennifer Farina

Support

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

I do not object to the development plans for the Shirley Road Shopping Parade provided that the designated area in question remains as in the original drawings.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Area of the Shirley  
Road Shopping  
Parade

focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre. Replacing the existing shopping parade and the surrounding semi-detached housing with medium-rise blocks would completely change the character of the Shirley area;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre;  
We do not need intensified build up of the local area: I was walking along the Wickham Road recently and was praying like mad that the Council would do something about the fumes because they are most unpleasant to inhale. When my parents moved from Camberwell to Shirley many years ago, it was in the fond hope that the prevailing atmosphere in Shirley would be a lot healthier than that found in Camberwell. Some hopes! Now the Labour council is just seeking to impose more fumes and a less healthy way of life upon us! I object!

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4605/01/010/DM31  
(Table 11.2)/O

Natalie Sayers

Object

DM31 (Table 11.2)  
  
Area of the Shirley  
Road Shopping  
Parade

focussed intensification associated  
with gradual change of area's local  
character under Policy DM31.4 of the  
Shirley Road Shopping Parade and  
Shirley local centre

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

7284/01/001/DM31  
(Table 11.2)/O

Dr I Jayamanne

Object

Soundness -  
Justified

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

I wish to protest vehemently about your plans to destroy Shirley which is a village by building hundred of homes and setting up a Gypsy and Traveller site. You will destroy the Green Belt and increase the traffic in the area thus polluting the environment and the air we breathe.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

The focussed intensification associated with the gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and the Shirley local centre. The idea that new development located in these areas, including local residential roads, could be significantly larger than existing buildings of up to four storeys is totally out of keeping with the area and would fundamentally change the character of Shirley. Such a significant change is disrespectful to existing residents who have chosen to live, contribute and build a strong local community in an established residential suburban area.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

7324/01/007/DM31  
(Table 11.2)/O

Mrs Olive Garton

Object

DM31 (Table 11.2)

Area of the Shirley  
Road Shopping  
Parade

Development around the Shirley  
Road shopping parade (policy  
DM31.4): It was established many  
years ago that the open land behind  
the shopping parade is unsuitable for  
development, because  
access to the site is too narrow for  
fire tenders to get onto the site,  
should there be a fire or other  
emergency.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1829/01/015/DM31  
(Table 11.2)/O

Christine Cafferkey

Object

Soundness -  
Justified

DM31 (Table 11.2)

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

In Policy DM31.4 (p126) some parts  
of Kenley, Sanderstead and South  
Croydon are earmarked for  
intensification which is a euphemism  
for more building. This will change  
the character of those areas and  
should be opposed.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1894/01/013/DM31  
(Table 11.2)/O

Mr & Mrs Derek & Sue Reeves

Object

DM31 (Table 11.2)

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

We would make the following  
objections to the proposed Draft  
Local Plan which is a poorly  
disguised attack on the southern part  
of the Borough

Policy DM 31.4

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries:  
South Croydon, page 167, Brighton Road from Napier Road to Kingsdown Avenue.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2062/01/025/DM31  
(Table 11.2)/O

Councillor Jason Perry

*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

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Change

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2071/01/025/DM31  
(Table 11.2)/O

Councillor Mario Creatura  
  
*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

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South Croydon, page 167, Brighton Road from Napier Road to Kingsdown Avenue.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2448/01/025/DM31  
(Table 11.2)/O

Andy Stranack

*Croydon Council*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries:  
South Croydon, page 167, Brighton Road from Napier Road to Kingsdown Avenue.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2775/01/025/DM31  
(Table 11.2)/O

Cllr Tim Pollard

*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
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Plan)

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

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Change

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2776/01/025/DM31  
(Table 11.2)/O

Cllr Helen Pollard  
  
*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

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South Croydon, page 167, Brighton Road from Napier Road to Kingsdown Avenue.

Change

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2812/01/025/DM31  
(Table 11.2)/O

Cllr Jan Buttinger

*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

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South Croydon, page 167, Brighton Road from Napier Road to Kingsdown Avenue.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2829/01/025/DM31  
(Table 11.2)/O

Cllr Margaret Mead

*Croydon Council*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries:  
South Croydon, page 167, Brighton Road from Napier Road to Kingsdown Avenue.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2842/01/025/DM31  
(Table 11.2)/O

Cllr Richard Chatterjee

*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

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South Croydon, page 167, Brighton Road from Napier Road to Kingsdown Avenue.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3046/01/013/DM31  
(Table 11.2)/O

Stephanie Lawson

Object

DM31 (Table 11.2)

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

I strongly object to the areas listed  
being earmarked for 'intensification'  
as this will dramatically change the  
character of these areas

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3081/01/010/DM31  
(Table 11.2)/O

Mr John Morgan

Object

DM31 (Table 11.2)

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

Policy DM31.4 (p126) some parts of  
Kenley, Sanderstead and South  
Croydon are identified for  
"intensification" - or more building.  
This will change the character of  
those areas and I strongly oppose.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

We have lived in Sanderstead for over 40 years, and have thoroughly enjoyed the areas to the south of Croydon being unspoilt. In our view these ill conceived proposals will change this area beyond recognition and take away that for which it is well known and valued. Please rethink, and do not continue with the proposed policies set out below and which can be found in your Local Plan:  
The loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm will open these roads up to inappropriate development. Roads such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas. In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for "intensification" – which is a euphemism for more building. This will change the character of those areas beyond all recognition and I am strongly opposed to any of it.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3347/01/015/DM31  
(Table 11.2)/O

Mr Richard Veldeman

Object

DM31 (Table 11.2)

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

In Policy DM31.4 (p126) some parts  
of Kenley, Sanderstead and South  
Croydon are earmarked for  
"intensification" which is clearly a  
euphemism for more building.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)  Brighton Road (Sanderstead Road) Local Centre with its setting (subject to development being safe from flooding for the lifetime of the Plan)	Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.	The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: South Croydon, page 167, Brighton Road from Napier Road to Kingsdown Avenue.	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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3579/01/007/DM31  
(Table 11.2)/O

Noemi Molloy

Object

DM31 (Table 11.2)

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

I am concerned that the areas which  
have been earmarked for  
'intensification' will suffer as a result  
of over-building, which will destroy  
the character of these areas.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)  Brighton Road (Sanderstead Road) Local Centre with its setting (subject to development being safe from flooding for the lifetime of the Plan)	Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.	The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: South Croydon, page 167, Brighton Road from Napier Road to Kingsdown Avenue.	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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3705/01/008/DM31  
(Table 11.2)/O

Mr J Lemanski

Object

DM31 (Table 11.2)

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

I would like you to note my strong  
objection to the granting of any  
Planning Application relating to the  
following Policy Ref. DM31.4.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3708/01/014/DM31  
(Table 11.2)/O

Mrs J McDonald

Object

DM31 (Table 11.2)

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

In Policy DM31.4 (p126) some parts  
of Kenley, Sanderstead and South  
Croydon are earmarked for  
"intensification" – which is a  
euphemism for more building. This  
will change the character of those  
areas and should be opposed.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3712/01/012/DM31  
(Table 11.2)/O

Mr Nick Peiris

Object

DM31 (Table 11.2)

More protection, less "intensification"

Change

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3734/01/014/DM31  
(Table 11.2)/O

Mr & Mrs Mott

Object

DM31 (Table 11.2)

I object to this site allocation.

Change

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3804/01/023/DM31  
(Table 11.2)/O

Cllr L Hale

*London Borough of Croydon*

Object

DM31 (Table 11.2)

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 – 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: South Croydon, page 167, Brighton Road from Napier Road to Kingsdown Avenue

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3808/01/008/DM31  
(Table 11.2)/O

Mrs Heather Harris

Object

DM31 (Table 11.2)

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

In Policy DM31.4 (p126) some parts  
of Kenley, Sanderstead and South  
Croydon are earmarked for  
"intensification", in other words, more  
building, and this will change the  
character of those areas.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3864/01/010/DM31  
(Table 11.2)/O

Pauline Morgan

Object

DM31 (Table 11.2)

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

Policy DM31.4 (p126) some parts of  
Kenley, Sanderstead and South  
Croydon are identified for  
"intensification" - or more building.  
This will change the character of  
those areas and I strongly oppose.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3865/01/007/DM31  
(Table 11.2)/O

Ms M Kaczanowski

Object

DM31 (Table 11.2)

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

Below is a list of our objections:  
4. Policy DM 31.4 - Intensification of  
development in South Croydon,  
Kenley, Purley, Sanderstead - more  
new developments on these sites will  
change character of the areas and  
put local communities at risk.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification. The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: South Croydon, page 167, Brighton Road from Napier Road to Kingsdown Avenue.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)	Change
	Brighton Road (Sanderstead Road) Local Centre with its setting (subject to development being safe from flooding for the lifetime of the Plan)	<p>We are life long residents of Croydon. With reference to the local plan we would like to object to the following proposals:</p> <ul style="list-style-type: none"><li>•DM40.1 - A skyscraper in Purley is total out of character for the town. Purley needs development but this is not the way to go about it.</li><li>•DM40.4 - Purley Pool - whilst not objecting to this area being redeveloped it should include a swimming pool. Our children learnt to swim here and it is an important facility to the community. For instance our Farther uses it regularly. It has been vital to maintaining his health and he would not be able to travel to more distant pools.</li><li>•DM44.2 - It is not appropriate to have a travellers site on green belt land. We believe it is important to protect all Green Belt land from development</li><li>•DM31.4 - We are opposed to the intensification of these areas.</li></ul>	<p>Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.</p>

4032/01/013/DM31  
(Table 11.2)/O

Ms S Lawson

Object

DM31 (Table 11.2)

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

I strongly object to the areas listed  
being earmarked for 'intensification'  
as this will dramatically change the  
character of these areas.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4114/01/007/DM31  
(Table 11.2)/O

Mr & Mrs Kaczanowski

Object

DM31 (Table 11.2)

Brighton Road  
(Sanderstead Road)  
Local Centre with its  
setting (subject to  
development being  
safe from flooding for  
the lifetime of the  
Plan)

Below is a list of our objections:  
4. Policy DM 31.4 - Intensification of  
development in South Croydon,  
Kenley, Purley, Sanderstead - more  
new developments on these sites will  
change character of the areas and  
put local communities at risk.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)  Brighton Road (Sanderstead Road) Local Centre with its setting (subject to development being safe from flooding for the lifetime of the Plan)	Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.	The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: South Croydon, page 167, Brighton Road from Napier Road to Kingsdown Avenue.	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

0122/05/011/DM31  
(Table 11.2)/O

Mrs Hilary Chelminski

*Addiscombe & Shirley Park RA*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Forestdale

4.focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1140/01/002/DM31 (Table 11.2)/O	Mr Michael Fowler	Object	Soundness - Justified	DM31 (Table 11.2)  Forestdale	Also, the draft Plan identifies Forestdale as a location where the Council wants to see "focussed intensification associated with gradual change of area's local character" under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals). The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area and I object to this.	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
1180/01/001/DM31 (Table 11.2)/O	Mr & Mrs K Davenport	Object	Soundness - Justified	DM31 (Table 11.2)  Forestdale	I am astonished that further building is proposed within Forestdale. It was created by builders who used the contours of the land and green spaces to create an environment that combined high-density housing with a pleasant living environment. The estate does not contain any 'wasted space'. The thought of erecting a medium sized tower here is a mad scheme.	No change	The Local Plan has never proposed any such development in Forestdale estate. The focussed intensification applied to the area around the junction of Featherbed Lane and Selsdon Park Road.

1827/01/014/DM31  
(Table 11.2)/O

Jane & Paul Riley

Object

DM31 (Table 11.2)

Forestdale

The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1894/01/014/DM31  
(Table 11.2)/O

Mr & Mrs Derek & Sue Reeves

Object

DM31 (Table 11.2)

Forestdale

We would make the following objections to the proposed Draft Local Plan which is a poorly disguised attack on the southern part of the Borough

Policy DM 31.4

Change

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1918/01/014/DM31  
(Table 11.2)/O

Mr Gareth Champion

Object

DM31 (Table 11.2)

Forestdale

The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries:  
Selsdon, page 165, Selsdon Park Road from Farnborough Avenue to the roundabout at Kent Gate Way and Holmbury Grove

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1929/02/004/DM31  
(Table 11.2)/O

Mr Charles Marriott

Object

DM31 (Table 11.2)  
Forestdale

I particularly object to your proposals  
for the Forestdale

Change

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1968/01/003/DM31  
(Table 11.2)/O

Gavin Barwell

Object

DM31 (Table 11.2)

Forestdale

Replacing the largely terraced housing with small blocks of flats in Forestdale with medium sized blocks would completely change that area too.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2062/01/023/DM31  
(Table 11.2)/O

Councillor Jason Perry

*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Forestdale

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

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Change

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2071/01/023/DM31  
(Table 11.2)/O

Councillor Mario Creatura

*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Forestdale

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries:  
Selsdon, page 165, Selsdon Park Road from Farnborough Avenue to the roundabout at Kent Gate Way and Holmbury Grove

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2448/01/001/DM31  
(Table 11.2)/O

Andy Stranack  
  
Croydon Council

Object

Soundness -  
Justified

DM31 (Table 11.2)

Forestdale

Forestdale as a location where the Council wants to see focussed intensification associated with gradual change of area's local character (page 129, Croydon Local Plan Detailed Policies & Proposals). It goes on to describe what this means:

New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas (page 132, Croydon Local Plan Detailed Policies & Proposals).

The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area

Change

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2448/01/023/DM31  
(Table 11.2)/O

Andy Stranack

*Croydon Council*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Forestdale

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2673/01/007/DM31  
(Table 11.2)/C

Dewi Jones

Comment

DM31 (Table 11.2)

Forestdale

Furthermore, there must be considerable doubt whether existing home owners would be adequately compensated. I am left with the inevitable but uncomfortable conclusion that many existing owners, dispossessed by the council, will have insufficient funds to buy a similar property either in Croydon or elsewhere in London and will either have to downsize or relocate to another part of the country

Change

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In addition to changes in the housing stock, these proposals would significantly alter the population density. Most individuals continue to aspire to own a car and for many this is a necessity in order to travel to and from work. Public transport will never cover the needs of all people particularly those that need their vehicles as an integral part of their work. The proposed dramatic increase in dwellings and population density will add to the demand for on-street parking which is already an acute problem in some parts of Forestdale.

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2673/01/002/DM31  
(Table 11.2)/O

Dewi Jones

Object

DM31 (Table 11.2)  
Forestdale

When Forestdale was designed by the developers, Wates, it was always intended that the housing stock would provide a range of dwellings for various incomes and different household needs. It remains 'relatively cheap' by current London standards. These proposals would alter that original concept.

Change

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In my opinion the Councils proposals, if approved, would alter the physical appearance of Forestdale changing it from one designed to blend harmoniously with the local rural environment: 'Where Town meets Country' was developers original concept. It is difficult to imagine medium rise flats, perhaps up to 15 storeys high, blending with the existing housing stock or the countryside surrounding Forestdale as the existing area is relatively small and narrow and surrounded by woods and a bird sanctuary.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I wish to object strongly to what I consider are ludicrous proposals bordering on the insane. Referring in particular to Policy DM31.4 I would like to state that myself and many other people moved here because it's quite an open area without large blocks of flats. Already over time the area has changed - parking is a nightmare and amount of litter and fly tipping has increased greatly. How indeed does the Council propose to change small housing into blocks of flats? Will they issue hundreds of Compulsory Purchase Orders or send in the 'Heavies' to force residents out. Public transport around Forestdale is already stretched to breaking point and parking along the Pixton Way is so bad that at certain times of the day and particularly at weekends the high frequency bus service finds the main road virtually impassible. I do believe Abellio the company running the bus service have complained on many occasions. At present Forestdale is served by two schools- Forestdale and Courtwood. Forestdale has recently doubled in size. So what plans for the future when the population on Forestdale virtually doubles? Also there is one small part time Doctors surgery. It's all very well moving in masses of people but what about other services? In my opinion Forestdale is not suitable for your so called 'intensification' But yet again residents with modest amounts of money and property and of course little political influence pay the price again.

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2725/01/001/DM31  
(Table 11.2)/O

Carol Munns

Object

DM31 (Table 11.2)

Forestdale

The respondent states that they chose this area because of the affordable housing, garden spaces (open plan feel) and no large blocks of flats.  
Already the area has changed (and not for the better).

Change

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Forestdale

1. Focussed intensification associated with gradual change of area's local character under Policy DM31.4 of Forestdale

With regard to policy DM31.4, my wife and I have lived in Forestdale for 40 years and raised our family here, firstly in Hartscroft and then in Brookscroft. I have been a director of Brookscroft Management Ltd for ten years and chairman for eight. I believe that Brookscroft is a valuable asset for Croydon which the Council should be aiming to protect, not threaten:

- a) The houses are relatively low cost, and therefore aspirational homes for first time buyers including those moving from social housing (there are also Housing Association properties in the estate)
- b) Unlike most properties at comparable cost the area is 'green' thanks to shared amenity land, providing a healthy environment for young families with consequential benefit in terms of their children's development and reduced social cost compared with other more 'urban' areas
- c) This is achieved because the amenity land (including roads and street lighting) is owned and maintained by Brookscroft Management Ltd at no cost to the Council, despite all houses paying full Council Tax. If the character was changed this cost (currently £52,000 pa) would fall to the Council
- d) It should also be noted that the current character and legal status of Brookscroft is protected by Trust and Covenants, which we would fight to preserve.

These points apply in varying degree to Forestdale as a whole, of which Brookscroft forms only a small part.

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2775/01/023/DM31  
(Table 11.2)/O

Cllr Tim Pollard  
  
*London Borough of Croydon*

Object  
  
Soundness -  
Justified  
  
DM31 (Table 11.2)  
  
Forestdale

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries:  
Selsdon, page 165, Selsdon Park Road from Farnborough Avenue to the roundabout at Kent Gate Way and Holmbury Grove

Change

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2776/01/023/DM31  
(Table 11.2)/O

Cllr Helen Pollard  
  
*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Forestdale

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2812/01/023/DM31  
(Table 11.2)/O

Cllr Jan Buttinger

*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Forestdale

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2829/01/023/DM31  
(Table 11.2)/O

Cllr Margaret Mead

*Croydon Council*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Forestdale

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I agree with the proposal to include Forestdale in the Selsdon district which is our natural District centre. I also approve of the concept of designating a Neighbourhood centre at the Selsdon Park Road/Featherbed Lane junction. This is a thriving centre and convenient for local residents. It has a small supermarket, two chemists, a newsagent with sub post office, bakery, launderette, GP surgery and dentist so it's good to protect these services. There are also restaurants for fish and chips and Indian food plus daytime cafes and takeaways. The loss of the bank to become a betting shop was a shame although there are cash points at the newsagent and petrol station. There are also good public transport links. Some intensification in this locality may be appropriate if carefully designed and does not adversely affect the existing residents or businesses. Therefore I would not object if the intensification is only in the area shown marked as DM31.4 on the Changes of Policies map of Selsdon indicated in blue (page 165).

My initial worry on learning of the intensification proposal from my MP was that it would apply to all of Forestdale and this has been the impression that he and his supporters have given to me and other residents. The whole of Forestdale is identified in the Detailed Policies and Proposals, Paragraph 11.9, Table 11.2 as marked for intensification.

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2842/01/023/DM31  
(Table 11.2)/O

Cllr Richard Chatterjee

*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Forestdale

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

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Forestdale to see "focussed intensification associated with gradual change of area's local character" under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals)... "New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas"

I have been a resident of Forestdale all my life, having been brought up in our family home there, and subsequently my first flat, and now a 3 bedroom house. I am incensed that the above would even have crossed someone's mind let alone be turned in to a formalised plan. Forestdale is a private housing estate which was built with great consideration to provide a mixture of property types for all, from solo occupancy to family homes. They were built with consideration for the surroundings and with green spaces and play areas incorporated. It is a measure of its success that many like myself have chosen to stay there over moving elsewhere as we have moved through the property chain. The proposal to rip up areas of Forestdale to replace the well thought out considerate planning with mid-rise blocks of flats, which would sit like high-rise amongst their surroundings, is beyond ludicrous. The way to increase housing is not to rip up good housing and destroy an area through a complete change of character, it is to build houses on unused brownfield sites and develop waste ground or derelict areas.

"Focused intensification...change of local character" – How is changing the character of a well thought out housing development a positive move? Focussed intensification is just a flowery way of saying cram people in. Forestdale already is used to capacity as far as vehicles and parking spaces is concerned, and has the facilities in place such as primary schools and local shops for the size it is, it was designed and built that way. Increasing the volume would just break these facilities and destroy the environment.

"Significantly larger than existing", "large buildings with strong frontages" – This sounds like the worst decision that could be made. Rip out areas of

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

existing housing that serves the community well and replace with vast facades that dominate their surroundings and destroy the area.

I cannot object strongly enough to these proposals and find them incredibly insulting as a way of developing the area and providing housing solutions. Croydon is a huge town covering a large area, and the best that can be come up with is to rip out existing homes in nice areas and destroy communities and the character of area. That is to say nothing of the utilities such as water /drainage which has been put in to serve the existing environment and would have to be ripped out and replaced ruining many surrounding roads and areas whilst that was being done.

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I object to the focussed intensification associated with gradual change of the area's local character under policy DM31.4 of Forestdale. With reference to making Forestdale any bigger, is madness as already too big and sprawling. Forestdale already has a lot of crime going on, not to mention drugs and break ins.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2993/01/001/DM31  
(Table 11.2)/O

Cecile Griggs

Object

DM31 (Table 11.2)

Forestdale

I have lived on Forestdale for some thirty years, twenty-six of those years at my present address. Forestdale is a well-planned, pleasant estate largely in private ownership and it horrifies me that the Local Plan identifies it as a location where the Council wants to see "focussed intensification associated with gradual change of the area's local character". The idea that the largely terraced housing and small blocks of flats should be replaced by medium-rise blocks or even large buildings is quite unacceptable. Forestdale is complete in itself and the Council's proposals would completely change the character of the whole area.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3029/01/014/DM31  
(Table 11.2)/O

Mr Paul Newton

*Addington Village Residents Assoc*

Object

DM31 (Table 11.2)

Forestdale

The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3038/01/001/DM31  
(Table 11.2)/O

Sam Want

Object

DM31 (Table 11.2)

Forestdale

The building of medium rise blocks and reduction of parking facilities. Transport has recently been cut back in the area and parking is already difficult in some places. The area has a high enough population density already.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Effective	DM31 (Table 11.2)	Change
		<p>Forestdale</p> <p>1. Focussed intensification associated with gradual change of areas local character under Policy DM31.4 of Forestdale. This is unacceptable because Forestdale was built by Wates as a family community, with large swathes of land for children to play in, wider paths for pushchairs etc and a focussed character. It has always been a pleasant place to live. Building large buildings with strong frontages and medium rise blocks will so alter the character of the area and housing that it will become very unpleasant to live here. Forestdale is known for it's beauty being centred in the middle of some beautiful woodland and spaces that were part of the original design to provide a safe haven for family living. It was built with Christian values in mind.</p>	<p>Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.</p>

3046/01/014/DM31  
(Table 11.2)/O

Stephanie Lawson

Object

DM31 (Table 11.2)

Forestdale

I strongly object to the areas listed being earmarked for 'intensification' as this will dramatically change the character of these areas

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3071/01/004/DM31  
(Table 11.2)/C

Mrs Christine Hardy

Comment

DM31 (Table 11.2)

Forestdale

I am concerned that as well as unnecessarily changing the character of the area there are no plans mentioned about increasing the number of school places in the Forestdale schools.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3071/01/003/DM31  
(Table 11.2)/O

Mrs Christine Hardy

Object

DM31 (Table 11.2)

I am writing to object to:

Change

Forestdale

focussed intensification associated with gradual change of character under policy DM31.4 of Forestdale.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3077/01/011/DM31  
(Table 11.2)/O

Mrs Clare Gardner

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Forestdale

4. DM31.4: Shirley and Forestdale should not be zones for intensification as this type of development would be totally out of keeping with the character of these areas.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3080/01/014/DM31  
(Table 11.2)/O

Mr John Mills

Object

DM31 (Table 11.2)

Forestdale

Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Forestdale - I have lived on Forestdale for over 20 years and it has become a mature and well structured area of housing that is completely conducive to its local environment and surrounding areas. To remove some of the current housing and replace with medium to large story flats is neither in keeping nor is required in this area and would change the character beyond recognition. I object to this proposal.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I am also concerned about Forestdale being identified for a gradual change of the area's local character (Policy DM31.4, page 129 Local Plan) by allowing new development to be significantly larger than that in existence and which may be associated with merging smaller properties eg gradually introducing larger, taller buildings. The idea that the existing terraced housing and small blocks of flats should be replaced by medium-rise blocks is unacceptable and would change the character of the area. This area has already changed over the years with more and more cars and not enough parking spaces - the recent introduction of double-decker buses to replace the single decker ones has also been a retrograde step already as the poor drivers find it very difficult to get between the rows of parked cars

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3171/01/002/DM31  
(Table 11.2)/O

Mr David Carter

Object

DM31 (Table 11.2)

Forestdale

I am writing to object to focussed intensification associated with gradual change of area's local character under Policy DM31.4 of Forestdale. As a resident on Forestdale for 39 years the above are in complete contravention of what Forestdale was designed for adjacent to green belt land.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3215/01/011/DM31  
(Table 11.2)/O

Mr Steve White

ASPRA

Object

Soundness -  
Justified

DM31 (Table 11.2)

Forestdale

4.focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3254/01/002/DM31  
(Table 11.2)/O

Andrew Webb

Object

DM31 (Table 11.2)  
Forestdale

I object to Focused intensification associated with gradual change of area's local character under (Policy DM 31.4) of Forestdale.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3274/01/001/DM31  
(Table 11.2)/O

Mr Matthew Want

Object

DM31 (Table 11.2)

Forestdale

The building of medium rise blocks and reduction of parking facilities. Transport has recently been cut back in the area and parking is already difficult in some places. The area has a high enough population density already.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3337/01/014/DM31  
(Table 11.2)/O

Mr Roger Willaimes

Object

DM31 (Table 11.2)  
Forestdale

The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I live in crofters mead forestdale and cannot see any benefits to the areas mentioned in the above proposals. I am sure it would be better to refurbish existing properties in the area concerned and create more green areas for residents and their children to enjoy. create more sensible car parking areas people will buy cars regardless of not having a parking space and simply park in an existing space thus creating a problem for somebody else. transport for London have already created a problem by their introduction of double yellow lines which in some areas are not required. why anybody would want to create a traveller camp at pear tree farm is beyond me surely a nice new housing complex would be more suitable. forestdale and surrounding area is a very nice place to live and I cannot see any improvement to the area in your proposals. i understand that these proposals are inappropriate and unacceptable these are my views on the matter.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Equally concerning, the draft Plan identifies Forestdale as a location where the Council wants to see "focussed intensification associated with gradual change of area's local character" under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals). "New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas" (page 132, Croydon Local Plan Detailed Policies & Proposals). The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area. Forestdale is a lovely place to live and the character does not require changing.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3356/01/014/DM31  
(Table 11.2)/O

Mr Rishi Gohill

Object

DM31 (Table 11.2)

Forestdale

The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3358/01/014/DM31  
(Table 11.2)/O

Joy Harris

Object

DM31 (Table 11.2)

Forestdale

The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I am also worried about the plan stating it wants to change the areas local character. I am not exactly sure what this means but my understanding is that it is building bigger blocks of flats. Having lived in this quiet, safe area for over 30 years I find this very worrying. There is no space to put these extra larger buildings and any building would change the area adversely. If more people move into the area there will need to be more infrastructure needed. Things such as schools, doctors, dentists, shops and improved travel infrastructure. The councils intention seems to be to try and discourage the use of cars. Many older people need their own transport as they cannot use public transport and carry say food shopping. Most people will have a car even if they do not use it all the time, myself included. The parking situation in this area is dire as it is with the council removing car parking spaces the whole time. All these changes that you are proposing will be detrimental to the area and will not encourage people to move to the area.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)	Change
		<p>Forestdale</p> <p>Equally concerning, the draft Plan identifies Forestdale as a location where the Council wants to see "focussed intensification associated with gradual change of area's local character" under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies &amp; Proposals). It goes on to describe what this means:</p> <p>"New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas" (page 132, Croydon Local Plan Detailed Policies &amp; Proposals).</p> <p>The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area and I will be objecting to it very strongly.</p>	<p>Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.</p>

3385/01/003/DM31  
(Table 11.2)/O

Ms Avni Dave

Object

DM31 (Table 11.2)

Forestdale

We have lived here for 34 years only because of the pleasant environment, therefore we strongly oppose the Croydon local plan that has been proposed. We are against policy DM31.4 We strongly agree that this plan would fundamentally change the environment in forestdale to its detriment.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3408/01/002/DM31  
(Table 11.2)/O

Ms Christine Waring

Object

DM31 (Table 11.2)

Forestdale

The introduction of medium rise blocks with associated grounds and large buildings with spacing and/or strong frontages will completely alter the character of Forestdale. This is unacceptable.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3409/01/002/DM31  
(Table 11.2)/O

Mrs Candida de Poitiers

Object

DM31 (Table 11.2)  
Forestdale

Focussed intensification associated with gradual change of area's local character under Policy DM31.4 of Forestdale. I object to this most strongly and cannot understand why the Council should wish to alter the local character of Forestdale - for what purpose?? The local character of Forestdale has evolved since its creation in the 60s/70s to a well-balanced residential community. It is already quite densely populated, but is a pleasant area to live. Further development would also exacerbate the existing severe parking problems.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3414/01/014/DM31  
(Table 11.2)/O

Mr Chris McInerney

Object

DM31 (Table 11.2)

Forestdale

The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3417/01/005/DM31  
(Table 11.2)/O

Mr & Mrs Colin Read

Object

Soundness -  
Justified

DM31 (Table 11.2)

Forestdale

Existing semi-detached houses should not be demolished in favour of soulless blocks of flats. People require houses to live in, especially bringing up families.

Please stick to sensible developments and do not destroy Croydon with horrendous buildings. We are long-term residents and care very much about the area in which we live.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

The draft Local Plan identifies Forestdale as a location where the Council intends to implement a policy of focussed intensification associated with the gradual change of the area's local character. This apparently means that new developments in the area would be significantly larger than those in the existing street scene with medium-rise blocks and large buildings increasingly predominant in the area. This is objectionable because, to the detriment of existing residents, it would totally change the friendly cul-de-sac defined, local neighbourhood character of the largely terraced housing in Forestdale.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3423/01/003/DM31  
(Table 11.2)/O

Mr David Haworth

Object

DM31 (Table 11.2)

Forestdale

I am writing to object to:  
Focussed intensification associated  
with gradual change of an areas local  
character under Policy DM31.4 of  
Forestdale;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2) Forestdale	Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.	The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Selsdon, page 165, Selsdon Park Road from Farnborough Avenue to the roundabout at Kent Gate Way and Holmbury Grove	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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Focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3458/01/005/DM31  
(Table 11.2)/O

Ms E Randall

Object

DM31 (Table 11.2)

Forestdale

I strongly object to the following proposals which will have a negative impact on either green belt land or the character of an area.

The draft Plan identifies Forestdale as a location where the Council wants to see "focussed intensification associated with gradual change of area's local character" under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals). It goes on to describe what this means:

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3481/01/002/DM31  
(Table 11.2)/O

Mr T Gray

Object

DM31 (Table 11.2)

Forestdale

I am not happy with the following things and I would like you to note down my objections:  
Focussed intensification associated with gradual change of areas local character under policy DM31.4 of Forestdale  
I am very worried that these plans will jeopardise the potential of my home increasing in value when the area is suffering from a lower than average property price increase and I strongly suggest that these plans are rejected.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3566/01/014/DM31  
(Table 11.2)/O

Maureen Wilcox

Object

DM31 (Table 11.2)

Forestdale

The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3579/01/008/DM31  
(Table 11.2)/O

Noemi Molloy

Object

DM31 (Table 11.2)

Forestdale

I am concerned that the areas which have been earmarked for 'intensification' will suffer as a result of over-building, which will destroy the character of these areas.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2) Forestdale	Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.	The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Selsdon, page 165, Selsdon Park Road from Farnborough Avenue to the roundabout at Kent Gate Way and Holmbury Grove	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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3705/01/009/DM31  
(Table 11.2)/O

Mr J Lemanski

Object

DM31 (Table 11.2)  
Forestdale

I would like you to note my strong objection to the granting of any Planning Application relating to the following Policy Ref. DM31.4.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

About 20 years ago I decided to move from Woodpecker Mount to Brookscroft on Forestdale. My decision was made because Brookscroft is a well managed estate with plenty of green spaces. When I brought the house, took on board that strict covenants were in place and that a management charge was in required to cover the cost of our lighting, gardening, upkeep of the roads and other maintenance issues. From time to time we have had problems from ill disciplined youths on quad bikes and misbehaving in the adjoining playground but I feel making areas of Forestdale more dense would make the security problem of this quiet part of the estate worse.

I suggest that changing the format of the Forestdale estate be dropped. Any further development of denser housing would make the current congestion on the roads at peak times even worse than it is at present. The proposed reduction in parking spaces is not a good idea as parking is already at a premium and the suggestion that more people would not have a private vehicle is quite ridiculous. Parking problems are made worse due to so many workers having to park their vans on the estate. Safety on Forestdale roads is bad enough at present. We have already had one fatality on Linton Glade which resulted in the parking spaces in the area being removed.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I have been made aware that Croydon Council has recently published proposals which, if approved and implemented, will fundamentally alter the existing housing density and adversely change the appearance of my local area, Forestdale. Specifically, if approved, it is proposed that existing terraced housing and small blocks of flats will be replaced by medium sized blocks of flats perhaps 8,10 or 15 storeys high (Policy DM31.4 Croydon Local Plan - focused Intensification associated with gradual changes of area's local character). My objection is based on my experience of living in Forestdale since 26th June 2015 when I purchased my property in Markfield. I am shocked that this planning proposal was not found in my solicitors searches prior to purchase. The area is popular with all ages as the existing area is relatively small and narrow and surrounded by woods and a bird sanctuary. My neighbour in Markfield has lived in her property since it was built in the 1970's and is proud of her home, as I am sure there are many more in Forestdale. Since moving here there is a real community spirit. The only negativity is the parking as many home owners who initially moved here and had small children, have now young adults who drive and have vehicle. I moved to this area with my son his partner and their three year old son as it has good schools and was ideal with the woods and nature surroundings. So I urge you as a new resident to this community to reject this planning application and the prospect of destroying a community and my home.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3734/01/015/DM31  
(Table 11.2)/O

Mr & Mrs Mott

Object

DM31 (Table 11.2) I object to this site allocation.

Change

Forestdale

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3741/01/002/DM31  
(Table 11.2)/O

Tracy Clarke

Object

DM31 (Table 11.2)  
Forestdale

I am writing to object to the following policies and proposals:- Policy DM31.4 of Forestdale

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3744/02/014/DM31  
(Table 11.2)/O

Diane Simpson

Object

DM31 (Table 11.2)  
Forestdale

The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I am writing to object to the following proposals in the Croydon Local Plan. The plans that will lead to a change in character of Forestdale Estate (Policy DM31.4). As a Forestdale resident I am somewhat at a loss as to how the Council can influence the intensity of development on a privately owned estate, unless they are going to sell off Forestdale Primary School's playground, or the triangle down by Featherbed Lane. How can you support the 'merging of smaller properties', or the knocking down of blocks of flats to build taller ones, when those properties are owner occupied?

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

We have lived in the Borough of Croydon for 30 years and value its vibrancy and diversity.

As Croydon ratepayers we object to the de-designation of Metropolitan Open Land generally, especially land detailed above, which will change forever Croydon's character.

We would ask you to encourage policies/development to:

1. Build new housing on brown field sites by all means AND preserve invaluable green space for the benefit of the community of Croydon;
  2. Protect green belt land and preserve the green corridors we desperately vital for wildlife and biodiversity;
  3. Amend the tall buildings policy and keep the tall building zone where it is suited in the centre of town;
  4. Utilise brownfield sites for new low-level housing only where it can be developed alongside new GP surgeries, schools and improved public transport;
- "Nowadays people know the price of everything and the value of nothing". Green Belt is vital and precious. Once lost for future generations and will not be replaced by developers. We understand the need for housing, schools, hospitals and infrastructure. Are the Developers investing these also alongside their building investments?  
Please protect our few remaining green spaces on the borough map, by making better use of brown field sites.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3785/01/014/DM31  
(Table 11.2)/O

Jenny Greenland

Object

DM31 (Table 11.2)

Forestdale

The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3789/01/014/DM31  
(Table 11.2)/O

Mr Paul Slaughter

Object

DM31 (Table 11.2)

Forestdale

The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3804/01/021/DM31  
(Table 11.2)/O

Cllr L Hale

*London Borough of Croydon*

Object

DM31 (Table 11.2)

Forestdale

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 – 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Selsdon, page 165, Selsdon Park Road from Farnborough Avenue to the roundabout at Kent Gate Way and Holmbury Grove;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Equally concerning, is that the draft Plan identifies Forestdale as a location where the Council wants to see "focussed intensification associated with gradual change of area's local character" under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals). It goes on to describe what this means: "New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas" (page 132, Croydon Local Plan Detailed Policies & Proposals)". The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable and would completely change the character of the area and I object to it most strongly.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3825/01/011/DM31  
(Table 11.2)/S

Yasmeen Hanifa

Support

Soundness -  
Justified

DM31 (Table 11.2)

Forestdale

I write to you having received this email from Gavin Barwell MP, the tone of which I find inflammatory and discriminatory towards the Gypsy and Traveller communities, and smacks of "not in my backyard".

I write as a resident of Addiscombe who recognises the huge problem of lack of affordable housing to buy and to rent in London promulgated by this Conservative government and the previous coalition government.

I fully support Croydon Council's proposals.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)		Change	
Forestdale			<p>I have considered details of the proposed Croydon Local Plan and have the following objections on the basis that they will:</p> <ul style="list-style-type: none"><li>detract from the local areas,</li><li>dramatically change the local areas,</li><li>dramatically change the character of local areas,</li><li>have a significant adverse effect on an already overloaded infrastructure, including roads, public transport, public open space, environment and emergency, health and support services.</li></ul> <p>3. I object to the proposed replacement of low rise, terraced, semi detached, and detached properties with medium and high rise properties in the Shirley area, Addington and Forestdale area, New Addington area, Addiscombe and East Croydon area.</p> <p>4. I object to the proposed increased building capacity and density in the Shirley area, Addington and Forestdale area, New Addington area, Addiscombe and East Croydon area.</p>		<p>Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.</p>

3865/01/008/DM31  
(Table 11.2)/O

Ms M Kaczanowski

Object

DM31 (Table 11.2)

Forestdale

Below is a list of our objections:  
4. Policy DM 31.4 - Intensification of development in South Croydon, Kenley, Purley, Sanderstead - more new developments on these sites will change character of the areas and put local communities at risk.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3869/01/003/DM31  
(Table 11.2)/O

Mr Anthony Taylor

Object

DM31 (Table 11.2)

Forestdale

I am writing to object to:  
2.Focussed intensification associated  
with gradual change of area's local  
character under Policy DM31.4 of  
Forestdale;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3875/01/003/DM31  
(Table 11.2)/O

Celia Baughan

Object

DM31 (Table 11.2)  
Forestdale

Focussed intensification associated  
with gradual change in area's local  
character

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3892/01/009/DM31  
(Table 11.2)/O

Ms M Bailey

Object

DM31 (Table 11.2)

Forestdale

The idea of knocking down semi-detached houses and replacing with medium-rise blocks is totally unacceptable and I object to most strongly as it will completely destroy the area and character of Shirley, and Forestdale. This again increases pressure on local roads, public transport, schools and NHS facilities.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3893/01/007/DM31  
(Table 11.2)/O

Jan Payne

Object

DM31 (Table 11.2)  
Forestdale

I object to the focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of Forestdale.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification. The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Selsdon, page 165, Selsdon Park Road from Farnborough Avenue to the roundabout at Kent Gate Way and Holmbury Grove;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

We are life long residents of Croydon. With reference to the local plan we would like to object to the following proposals:

- DM40.1 - A skyscraper in Purley is total out of character for the town. Purley needs development but this is not the way to go about it.
- DM40.4 - Purley Pool - whilst not objecting to this area being redeveloped it should include a swimming pool. Our children learnt to swim here and it is an important facility to the community. For instance our Farther uses it regularly. It has been vital to maintaining his health and he would not be able to travel to more distant pools.
- DM44.2 - It is not appropriate to have a travellers site on green belt land. We believe it is important to protect all Green Belt land from development
- DM31.4 - We are opposed to the intensification of these areas.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3995/01/004/DM31  
(Table 11.2)/O

Mr & Mrs Jarrett

Object

DM31 (Table 11.2)  
Forestdale

We strongly object to any alteration of properties on Forestdale which would prove to be unsightly also the proposed sites on Featherbed Lane and Conduit Lane. We are a green belt area!!! Please let it stay that way.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

The green belt land we have in our areas, in Shirley, Forestdale, Addington and beyond, is a precious resource that should be protected by the council, not placed under threat of development at your whim. Having these green spaces helps the environment, the ecosystem, biodiversity and nature, and local residents, who benefit in many ways from having such places nearby their homes.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4010/01/014/DM31  
(Table 11.2)/O

Mr R Morley-Smith

Object

DM31 (Table 11.2)

Forestdale

The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4032/01/014/DM31  
(Table 11.2)/O

Ms S Lawson

Object

DM31 (Table 11.2)

Forestdale

I strongly object to the areas listed being earmarked for 'intensification' as this will dramatically change the character of these areas.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4036/01/014/DM31  
(Table 11.2)/O

Ms S Wheeler-Kiley

Object

DM31 (Table 11.2)

Forestdale

The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Change of "local Character" of Forestdale  
The draft Plan identifies Forestdale as a location where the Council wants to see "focussed intensification associated with gradual change of area's local character" under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals). It goes on to describe what this means:

"New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas" (page 132, Croydon Local Plan Detailed Policies & Proposals).

The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area. Forestdale is a tight knit community, people tend to move here and stay as their families grow up and it would completely change the dynamic of the area.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Equally concerning, the draft Plan identifies Forestdale as a location where the Council wants to see "focused intensification associated with gradual change of area's local character" under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals). It goes on to describe what this means: "New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas" (page 132, Croydon Local Plan Detailed Policies & Proposals). The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4090/01/002/DM31  
(Table 11.2)/O

The Family Durling

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Forestdale

The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I've lived on Forestdale for 33 years - it has become over populated as it is - parking is a nightmare and Pixton Way is being used for parking, with vehicles parked right and left. At certain times vehicles speed on this road making it a hazard - more properties would be madness. I also don't agree to changing the landscaped areas in and around Forestdale for more properties. People in flats don't have gardens but Management companies keep the areas pleasant for us to enjoy.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4104/01/014/DM31  
(Table 11.2)/O

Terrence & Jacqueline Spriggs

Object

DM31 (Table 11.2)  
  
Forestdale

The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4114/01/008/DM31  
(Table 11.2)/O

Mr & Mrs Kaczanowski

Object

DM31 (Table 11.2)

Forestdale

Below is a list of our objections:  
4. Policy DM 31.4 - Intensification of development in South Croydon, Kenley, Purley, Sanderstead - more new developments on these sites will change character of the areas and put local communities at risk.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4121/01/005/DM31  
(Table 11.2)/O

Janet Norris

Object

DM31 (Table 11.2)  
Forestdale

I am objecting to planning permission being granted for redevelopment to high-rise dwellings on any part of Forestdale.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2) Forestdale	Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.	The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Selsdon, page 165, Selsdon Park Road from Farnborough Avenue to the roundabout at Kent Gate Way and Holmbury Grove	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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4132/01/002/DM31  
(Table 11.2)/O

Janet Harding

Object

DM31 (Table 11.2)  
Forestdale

I am writing to object to: Planning  
Permission being granted for  
redevelopment to high rise dwellings  
on any part of Forestdale

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

The draft Plan identifying Forestdale as a location where the Council wants to see 'focussed intensification associated with gradual change of area's local character' under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals). The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area and greatly impact the current residents who chose to live here for the character of the area as it currently is.'

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:

4. focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Benneffs Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I object to the focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I understand the need for regeneration, new housing and for spaces for travellers to rest. However I am deeply concerned as to your current plans in using Croydon's fabulous green spaces and encroaching on and changing existing, thriving communities with vague plans for developments. We have brownfield sites that could be used for these purposes as well as alternative proposals. I am writing to strongly object to; 1. The focused intensification with gradual change of area's local character under policy DM31.4 of Forestdale and Policy DM2 development of garden land. Forestdale is currently a family estate with young couples and families living in small maisonettes and family houses. Why on earth would we want to 'alter over time,' have 'large buildings with strong frontage's and 'development on garden land' in this wonderful green estate with protected trees? The centre of Croydon has fantastic new developments of some such homes which are urban living for those who desire it- you do not need to encroach on family housing and gardens to do this. It would completely change the character of the homes and family areas where children still play safely outside to have 'Medium Rise blocks with associated grounds.'

The Policy DM2 clearly assumes that garden land will not be developed and therefore the arguments that it will 'complement the local character' to lose such small gardens as they are in small terraced houses has no valid argument on the estate as it stands and they are inappropriate and weak. There is absolutely no detail as to how 'biodiversity' is to protected- vague and weak again.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4313/01/002/DM31  
(Table 11.2)/O

Joan Lowe

Object

DM31 (Table 11.2)  
  
Forestdale

Objects to focussed intensification associated with gradual change of areas of local character under Policy DM31.4 of Forestdale.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

7310/01/004/DM31  
(Table 11.2)/O

Mr John Mathers

Object

DM31 (Table 11.2)

Forestdale

Furthermore, we totally object to the Councils plan to Intensify Forestdale. Replacing the terraced houses and small flats with much larger properties will completely ruin the lovely nature of Forestdale and this is the reason so many Families enjoy living here. It is unbelievable that Councils always want to ruin nice places to live and create monstrosities. We live near open spaces and Nature reserves and doing this will not Compliment the Local Character of the area but ruin it, and doing this will definitely not ensure that biodiversity is protected! Both of these are the criteria for permitting new dwellings so these plans need to be scrapped NOW

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I am writing to express concern about the following proposals for Forestdale which have been brought to my attention namely New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas" (page 132, Croydon Local Plan Detailed Policies & Proposals).  
As a long term resident of Forestdale and Chair of Sorrel Bank Management Company I am opposed to the idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks in time. This would completely change the character of the area.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1829/01/016/DM31  
(Table 11.2)/O

Christine Cafferkey

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the  
Sanderstead Local  
Centre

In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for intensification which is a euphemism for more building. This will change the character of those areas and should be opposed.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1894/01/015/DM31  
(Table 11.2)/O

Mr & Mrs Derek & Sue Reeves

Object

DM31 (Table 11.2)

Setting of the  
Sanderstead Local  
Centre

We would make the following  
objections to the proposed Draft  
Local Plan which is a poorly  
disguised attack on the southern part  
of the Borough

Policy DM 31.4

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1894/01/016/DM31  
(Table 11.2)/O

Mr & Mrs Derek & Sue Reeves

Object

DM31 (Table 11.2)

Setting of the  
Sanderstead Local  
Centre

We would make the following  
objections to the proposed Draft  
Local Plan which is a poorly  
disguised attack on the southern part  
of the Borough

Policy DM 31.4

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Sanderstead, page 164, Limsfield Road from the roundabout at Sanderstead Hill to Riding Hill and Cranleigh Close;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2062/01/022/DM31  
(Table 11.2)/O

Councillor Jason Perry  
  
*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the  
Sanderstead Local  
Centre

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Sanderstead, page 164, Limsfield Road from the roundabout at Sanderstead Hill to Riding Hill and Cranleigh Close;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2071/01/022/DM31  
(Table 11.2)/O

Councillor Mario Creatura  
  
*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the  
Sanderstead Local  
Centre

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Sanderstead, page 164, Limsfield Road from the roundabout at Sanderstead Hill to Riding Hill and Cranleigh Close;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2448/01/022/DM31  
(Table 11.2)/O

Andy Stranack

Croydon Council

Object

Soundness -  
Justified

DM31 (Table 11.2)

Setting of the  
Sanderstead Local  
Centre

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Sanderstead, page 164, Limsfield Road from the roundabout at Sanderstead Hill to Riding Hill and Cranleigh Close;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2775/01/022/DM31  
(Table 11.2)/O

Cllr Tim Pollard

*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Setting of the  
Sanderstead Local  
Centre

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

Intensification in Onslow Gardens and surrounding roads would be contrary to the desire expressed in Strategic Policies p186 to retain and protect the view of All Saints Church from Limsfield Road. On this page the view is listed as being 'close to Wentworth Way', whereas in the map on p103 of the CLP- Strategic Policies document the viewpoint is shown as being next to Hilton Way. In both cases any intensification of the roads surrounding All Saints would inevitably block the view. The appendix to this letter shows the current state of development of these residential roads and the view from both referenced locations.

In particular in Sanderstead ward the boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change (Onslow Gardens, Cranleigh Gardens, Blenheim Gardens, Stanley Gardens) and should instead show the following boundaries on p164: Limsfield Road from the roundabout at Sanderstead Hill to Riding Hill and Cranleigh Close.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2776/01/022/DM31  
(Table 11.2)/O

Cllr Helen Pollard  
  
*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the  
Sanderstead Local  
Centre

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

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Change

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2812/01/022/DM31  
(Table 11.2)/O

Cllr Jan Buttinger  
  
*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the  
Sanderstead Local  
Centre

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

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Change

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2829/01/022/DM31  
(Table 11.2)/O

Cllr Margaret Mead  
  
*Croydon Council*

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the  
Sanderstead Local  
Centre

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

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Change

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2839/02/020/DM31  
(Table 11.2)/O

Cllr Yvette Hopley

*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Setting of the  
Sanderstead Local  
Centre

Concerned about intensification of both Sanderstead village and Hamsey Green. Support appropriate development (such as Ken's Autos and McCarthy & Stone application) provided in line with planning. Area that could be intensified was site of the four properties on Addington Road rather than Onslow Gardens. Also proposal to develop land adjoining the rectory would not be out of keeping with the area at the roundabout.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2839/02/018/DM31  
(Table 11.2)/O

Cllr Yvette Hopley

*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Setting of the  
Sanderstead Local  
Centre

Concerned about intensification of both Sanderstead village and Hamsey Green. Support appropriate development (such as Ken's Autos and McCarthy & Stone application) provided in line with planning. Area that could be intensified was site of the four properties on Addington Road rather than Onslow Gardens.

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2839/01/020/DM31  
(Table 11.2)/O

Cllr Yvette Hopley  
  
*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the  
Sanderstead Local  
Centre

Concerned about intensification of both Sanderstead village and Hamsey Green. Support appropriate development (such as Ken's Autos and McCarthy & Stone application) provided in line with planning. Area that could be intensified was site of the four properties on Addington Road rather than Onslow Gardens.

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2839/01/018/DM31  
(Table 11.2)/O

Cllr Yvette Hopley

*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Setting of the  
Sanderstead Local  
Centre

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2842/01/022/DM31  
(Table 11.2)/O

Cllr Richard Chatterjee

*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Setting of the  
Sanderstead Local  
Centre

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Sanderstead, page 164, Limsfield Road from the roundabout at Sanderstead Hill to Riding Hill and Cranleigh Close;

Change

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3046/01/015/DM31  
(Table 11.2)/O

Stephanie Lawson

Object

DM31 (Table 11.2)  
  
Setting of the  
Sanderstead Local  
Centre

I strongly object to the areas listed  
being earmarked for 'intensification'  
as this will dramatically change the  
character of these areas

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3081/01/009/DM31  
(Table 11.2)/O

Mr John Morgan

Object

DM31 (Table 11.2)  
  
Setting of the  
Sanderstead Local  
Centre

Policy DM31.4 (p126) some parts of  
Kenley, Sanderstead and South  
Croydon are identified for  
"intensification" - or more building.  
This will change the character of  
those areas and I strongly oppose.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3185/01/011/DM31  
(Table 11.2)/O

Mr Stephen Woodward

Object

DM31 (Table 11.2)

Setting of the  
Sanderstead Local  
Centre

We have lived in Sanderstead for over 40 years, and have thoroughly enjoyed the areas to the south of Croydon being unspoilt. In our view these ill conceived proposals will change this area beyond recognition and take away that for which it is well known and valued. Please rethink, and do not continue with the proposed policies set out below and which can be found in your Local Plan:  
The loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm will open these roads up to inappropriate development. Roads such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas. In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for "intensification" – which is a euphemism for more building. This will change the character of those areas beyond all recognition and I am strongly opposed to any of it.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3347/01/014/DM31  
(Table 11.2)/O

Mr Richard Veldeman

Object

DM31 (Table 11.2)  
  
Setting of the  
Sanderstead Local  
Centre

In Policy DM31.4 (p126) some parts  
of Kenley, Sanderstead and South  
Croydon are earmarked for  
"intensification" which is clearly a  
euphemism for more building.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)  Setting of the Sanderstead Local Centre	Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.	The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Sanderstead, page 164, Limsfield Road from the roundabout at Sanderstead Hill to Riding Hill and Cranleigh Close;	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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3579/01/009/DM31  
(Table 11.2)/O

Noemi Molloy

Object

DM31 (Table 11.2)  
  
Setting of the  
Sanderstead Local  
Centre

I am concerned that the areas which  
have been earmarked for  
'intensification' will suffer as a result  
of over-building, which will destroy  
the character of these areas.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)  Setting of the Sanderstead Local Centre	Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.	The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Sanderstead, page 164, Limsfield Road from the roundabout at Sanderstead Hill to Riding Hill and Cranleigh Close;	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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3705/01/010/DM31  
(Table 11.2)/O

Mr J Lemanski

Object

DM31 (Table 11.2)  
  
Setting of the  
Sanderstead Local  
Centre

I would like you to note my strong  
objection to the granting of any  
Planning Application relating to the  
following Policy Ref. DM31.4.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3708/01/015/DM31  
(Table 11.2)/O

Mrs J McDonald

Object

DM31 (Table 11.2)  
  
Setting of the  
Sanderstead Local  
Centre

In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for "intensification" – which is a euphemism for more building. This will change the character of those areas and should be opposed.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3712/01/011/DM31  
(Table 11.2)/O

Mr Nick Peiris

Object

DM31 (Table 11.2)  
  
Setting of the  
Sanderstead Local  
Centre

More protection, less "intensification"

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3734/01/016/DM31  
(Table 11.2)/O

Mr & Mrs Mott

Object

DM31 (Table 11.2)

I object to this site allocation.

Change

Setting of the  
Sanderstead Local  
Centre

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3804/01/020/DM31  
(Table 11.2)/O

Cllr L Hale

*London Borough of Croydon*

Object

DM31 (Table 11.2)

Setting of the  
Sanderstead Local  
Centre

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 – 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Sanderstead, page 164, Limsfield Road from the roundabout at Sanderstead Hill to Riding Hill and Cranleigh Close;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3808/01/009/DM31  
(Table 11.2)/O

Mrs Heather Harris

Object

DM31 (Table 11.2)

Setting of the  
Sanderstead Local  
Centre

In Policy DM31.4 (p126) some parts of  
Kenley, Sanderstead and South Croydon  
are earmarked for "intensification", in  
other words, more building, and this will  
change the character of those areas.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3861/01/009/DM31  
(Table 11.2)/O

Mr Neil Walker

Object

DM31 (Table 11.2)  
  
Setting of the  
Sanderstead Local  
Centre

Any more building in these areas will  
have an adverse effect on the locality.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3864/01/009/DM31  
(Table 11.2)/O

Pauline Morgan

Object

DM31 (Table 11.2)  
  
Setting of the  
Sanderstead Local  
Centre

Policy DM31.4 (p126) some parts of  
Kenley, Sanderstead and South  
Croydon are identified for  
"intensification" - or more building.  
This will change the character of  
those areas and I strongly oppose.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3865/01/009/DM31  
(Table 11.2)/O

Ms M Kaczanowski

Object

DM31 (Table 11.2)

Setting of the  
Sanderstead Local  
Centre

Below is a list of our objections:  
4. Policy DM 31.4 - Intensification of  
development in South Croydon,  
Kenley, Purley, Sanderstead - more  
new developments on these sites will  
change character of the areas and  
put local communities at risk.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Setting of the  
Sanderstead Local  
Centre

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification. The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Sanderstead, page 164, Limsfield Road from the roundabout at Sanderstead Hill to Riding Hill and Cranleigh Close;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3906/01/004/DM31  
(Table 11.2)/O

Mr & Mrs Blissett

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the  
Sanderstead Local  
Centre

DM31.4  
We oppose the policy relaxation  
which would enable intensification of  
residential development in  
Sanderstead

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

We are life long residents of Croydon. With reference to the local plan we would like to object to the following proposals:  
•DM40.1 - A skyscraper in Purley is total out of character for the town. Purley needs development but this is not the way to go about it.  
•DM40.4 - Purley Pool - whilst not objecting to this area being redeveloped it should include a swimming pool. Our children learnt to swim here and it is an important facility to the community. For instance our Farther uses it regularly. It has been vital to maintaining his health and he would not be able to travel to more distant pools.  
•DM44.2 - It is not appropriate to have a travellers site on green belt land. We believe it is important to protect all Green Belt land from development  
•DM31.4 - We are opposed to the intensification of these areas.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4032/01/015/DM31  
(Table 11.2)/O

Ms S Lawson

Object

DM31 (Table 11.2)

Setting of the  
Sanderstead Local  
Centre

I strongly object to the areas listed  
being earmarked for 'intensification'  
as this will dramatically change the  
character of these areas.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4114/01/009/DM31  
(Table 11.2)/O

Mr & Mrs Kaczanowski

Object

DM31 (Table 11.2)

Setting of the  
Sanderstead Local  
Centre

Below is a list of our objections:  
4. Policy DM 31.4 - Intensification of  
development in South Croydon,  
Kenley, Purley, Sanderstead - more  
new developments on these sites will  
change character of the areas and  
put local communities at risk.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)  Setting of the Sanderstead Local Centre	Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.	The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Sanderstead, page 164, Limsfield Road from the roundabout at Sanderstead Hill to Riding Hill and Cranleigh Close;	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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0115/04/004/DM31  
(Table 11.2)/O

Mr Bob Sleeman

Object

DM31 (Table 11.2)

Change

Setting of the Shirley  
Local Centre

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

0122/05/012/DM31  
(Table 11.2)/O

Mrs Hilary Chelminski

Addiscombe & Shirley Park RA

Object

Soundness -  
Justified

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

4.focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1713/02/011/DM31  
(Table 11.2)/O

Alison Connor

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

Focusing on 2 areas for "focussed intensification associated with gradual change of area's local character" Replacing smaller buildings with larger ones. This would completely change the character of the area and I object.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1717/01/001/DM31  
(Table 11.2)/O

Andrew Black

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I object to the scape of the proposed change which I believe should be limited to properties fronting onto Wickham Road and I cannot understand the logic of not including Bluebird Paradge together with Seccombe's Builders Yard in this.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

We are happy for the Council to replace under-used garages with much-needed homes, but we are objecting to building on precious open space.

Finally, the draft Local Plan identifies two other areas of Shirley as locations where the Council wants to see "focussed intensification associated with gradual change of area's local character" under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals). It goes on to describe what this means:

"New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas" (page 132, Croydon Local Plan Detailed Policies & Proposals).

The two areas are the Shirley Road Shopping Parade and the Shirley local centre (the area around Shirley Library) (page 166, Croydon Local Plan Detailed Policies & Proposals). The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and we are objecting to it.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1827/01/010/DM31  
(Table 11.2)/O

Jane & Paul Riley

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)	Change
Setting of the Shirley Local Centre		<p>The local draft Plan identifies two other areas of Shirley as locations where the Council wants to see "focussed intensification associated with gradual change of area's local character".</p> <p>The two areas around Shirley Road Shopping Parade and the Shirley Library which have been targeted are roads of semi-detached houses where families have lived for years. It is completely unacceptable that family houses should be replaced by medium-rise blocks of flats. The character of the area would change completely and would mean neighbours in conflict with each other.</p>	<p>Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.</p>

1844/01/005/DM31  
(Table 11.2)/O

Annette and Robert Butler

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

We strongly object to the following:  
  
Focussed intensification associated  
with gradual change of area's local  
character under policy DM31.4 of the  
Shirley Road Shopping Parade and  
Shirley local centre

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1851/01/003/DM31  
(Table 11.2)/O

Mr. Sadao Ando

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I am writing to object to the focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre.

Objection to focussed intensification of Shirley Local Centre (Policy DM31.4 and Shirley Shopping parade (Wickham Road Shopping Parade)

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Setting of the Shirley  
Local Centre

1 Proposed Policy DM31 Policy DM31.4: Positive Character of the Places of Croydon  
Policy DM31.4 sets out locations where the Council will support intensification associated with gradual change of the area's local character. As this is a new designation it will need to be shown on the Policies Map. Details of each designation are:  
- Area of the Shirley Road Shopping Parade - Shirley  
- Setting of the Shirley Local Centre - Shirley

I object to the relaxation of the planning regulations to allow the building of significantly larger structures in close proximity to the existing housing stock, comprising mainly bungalows and two storey semi-detached houses in residential roads in the area described as Shirley Local Centre, i.e. around the Shirley Library and the area around the Shirley Road/Shirley Shopping Parade including the Green Triangle and the Trinity School educational open space. The promoted character types of Medium rise blocks with associated grounds; large buildings with spacing; and Large buildings with strong frontages; in this location would look out of character and is unacceptable. These types of developments in the wrong locations would adversely affect the character of Shirley both now and for future generations.

1. In the case of the Shirley Road/Shirley park parade shops, the area behind the shopping parade is a site of Nature Conservation Importance (locally called the Green Triangle) which should be preserved for future generations and the area of Educational Open Space for future Trinity School children.

2. If High density residential accommodation were provided there would be insufficient area for communal open space allocation.

3. The local side road network and width could not cope with high residential density proposals and the likely car ownership and on street parking.

4. If these proposals were to become the Croydon Plan adopted policy, it would place Planning blight on all properties as defined in DM31.4 until the year 2036.

I object to the development plans for the Shirley (Wickham Road) Shopping Parade and the intensification of Wickham Avenue

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

and Ridgemount Avenue. Any expansion should be along the A232 and not affect the existing residential areas including the Shirley Library or the Hartland Way Surgery.

1868/01/001/DM31 (Table 11.2)/O	Danusia Spink	Object	DM31 (Table 11.2)	Setting of the Shirley Local Centre	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
				<p>I object to the relaxation of the planning regulations to allow the building of significantly larger structures in close proximity to the existing housing stock, comprising mainly bungalows and two storey semi-detached houses in residential roads in the area described as Shirley Local Centre, i.e. around the Shirley Library. The promoted character types of: Medium rise blocks with associated grounds; Large buildings with spacing; and Large buildings with strong frontages; in this location would look out of character and is unacceptable. These types of developments in the wrong locations would adversely affect the character of Shirley both now and for future generations.</p> <p>For the reasons given above:</p> <ol style="list-style-type: none"> <li>1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.</li> <li>2. The preferred approach is deliverable, but not acceptable.</li> <li>3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations.</li> <li>4. If High density residential accommodation were provided there would be insufficient area for communal open space allocation.</li> <li>5. The local road network and width could not cope with high residential density proposal and the likely car ownership and on street parking.</li> <li>6. If these proposals were to become the Croydon Plan adopted policy, it would place Planning blight on all properties as defined in DM31.4. until the year 2036.</li> <li>7. I recommend that consultation documents of such importance are given much wider publicity.</li> </ol>		

1894/01/017/DM31  
(Table 11.2)/O

Mr & Mrs Derek & Sue Reeves

Object

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

We would make the following  
objections to the proposed Draft  
Local Plan which is a poorly  
disguised attack on the southern part  
of the Borough

Policy DM 31.4

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1902/01/001/DM31  
(Table 11.2)/O

Eddie Verona

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

As a local resident who is affected by these proposals, I would like to register my comments and objection to the proposals for the focussed intensification associated with the gradual change of the local area around Shirley Local Centre, including Wickham Road and Ridgemount Avenue.

This area should not be intensified.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1904/01/013/DM31  
(Table 11.2)/O

Emma Smith

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

Object to focussed intensification associated with gradual change of areas local character under policy DM31.4 of the Shirley Road Shopping Parade and Shirley Local Centre.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1918/01/010/DM31  
(Table 11.2)/O

Mr Gareth Champion

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I strongly object to many of the proposed developments within the Shirley area. I believe that allowing low rise developments around Shirley library will alter the balance of properties in that area, which are mainly detached and semi detached. People have moved to this 'sought after area' precisely because of its current character. I also object to the intensive developments proposed on the Metropolitan open land around Shirley Oaks. We need open land to reduce carbon emissions, for wildlife and for our own well being. Both of the above developments would put a huge strain on the services in the area, schools, doctors, busses and the already congested road system. I urge you not to progress with these proposals.

I also think that the two proposed travellers site in Shirley are inappropriate as they would be on Green Belt land, which is against your own policy and would be a blight on one of the few areas that are beautiful and wildlife friendly within Croydon.

I am always defending Croydon to those that mock it, saying that we have some lovely open spaces in which to walk and enjoy the diversity of nature. They only see the high rise blocks and litter. If these proposals go ahead, Croydon will have nothing left to commend itself.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Shirley, page 166, Shirley Road from Shirley Avenue to the BP Service Station and a further zone on Wickham Road from Verdayne Avenue to Cheston Avenue;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1993/01/012/DM31  
(Table 11.2)/O

Graham & Kate Marsden

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

Object most strongly where these proposals will fundamentally damage the nature of the designated area in Shirley. It is difficult to see how para 11.16 and 11.12 are compatible.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2062/01/024/DM31  
(Table 11.2)/O

Councillor Jason Perry

*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Shirley, page 166, Shirley Road from Shirley Avenue to the BP Service Station and a further zone on Wickham Road from Verdayne Avenue to Cheston Avenue;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2067/02/001/DM31  
(Table 11.2)/O

Stephen Baker

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I would like to register my extremely strong objections to the proposed development in Shirley. As a resident at 70 West Way, Shirley, I see your proposed allowance to develop the local roads around the Shirley shopping precinct to allow the removal of houses to build larger dwellings IE flats as to tattily in appropriate and not in keeping with the local area. Also it will be destroying large areas of green land and gardens that are home to wild life.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2071/01/024/DM31  
(Table 11.2)/O

Councillor Mario Creatura

*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Shirley, page 166, Shirley Road from Shirley Avenue to the BP Service Station and a further zone on Wickham Road from Verdayne Avenue to Cheston Avenue;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2096/01/010/DM31  
(Table 11.2)/O

Alfred Lancaster

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

Semi detached houses in Wickham Avenue, Ridgemount Avenue, Peregrine Gardens, West way Gardens,the northern section of Hartland Way and the Western parts of Bennets Way and Devonshire Way to be replaced by medium-rise blocks of flats.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2131/01/008/DM31  
(Table 11.2)/O

Ronald H. Street

Object

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

I also object to Focussed  
intensification associated with gradual  
change of areas' local character  
under DM31/4 of the Shirley Local  
Centre.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2147/01/011/DM31  
(Table 11.2)/O

Patrick Thomas

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I am writing to record my objection to the focussed intensification associated with gradual change of the area's loyal character under policy DM31.4 of the Shirley Road Shopping Parade and Local Centre

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2429/02/008/DM31  
(Table 11.2)/O

Mr & Mrs E Abdul-Nabi

Object

Soundness -  
Justified

DM31 (Table 11.2)  
Setting of the Shirley  
Local Centre

Object to focussed intensification  
with the gradual change of the area's  
local character.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2448/01/024/DM31  
(Table 11.2)/O

Andy Stranack  
  
Croydon Council

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Shirley, page 166, Shirley Road from Shirley Avenue to the BP Service Station and a further zone on Wickham Road from Verdayne Avenue to Cheston Avenue;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2450/02/012/DM31  
(Table 11.2)/O

Mr & Mrs Jeffrey

Object

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I object to the relaxation of the planning regulations to allow the building of significantly larger structures in close proximity to the existing housing stock, comprising mainly bungalows and two storey semi-detached houses in residential roads in the area described as Shirley Local Centre, i.e. around the Shirley Library. The promoted character types of: Medium rise blocks with associated grounds; Large buildings with spacing; and Large buildings with strong frontages; in this location would look out of character and is unacceptable. These types of developments in the wrong locations would adversely affect the character of Shirley both now and for future generations. The preferred option is deliverable but not acceptable and does not enable sustainable development as it will compromise the ability to meet the needs of future generations.

The area around Shirley Local Centre should not be identified as an area suitable for intensification.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2540/01/012/DM31  
(Table 11.2)/O

Mrs Sandra Cooper

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

I object to proposed intensification associated with a gradual change of local character of the Shirley Road shopping parade and Shirley Local Centre areas.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2546/01/003/DM31  
(Table 11.2)/O

Mr & Mrs Robert & Patricia Cole

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

The plans for intensification of residential development are unacceptable and will change the character of the area and also overburden the already problematic local road infrastructure.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2582/01/004/DM31  
(Table 11.2)/O

Ms Ellie London

Object

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

I object to the policy regarding Shirley  
Local Centre.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2586/01/009/DM31  
(Table 11.2)/O

Anna Bannon

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

The areas in Shirley should not be zones for intensification as this type of development would be totally out of keeping with the character of the area.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Shirley Shopping Parade/Library/surrounding roads. Any development should be sympathetic to the existing area. Medium to high rise developments would intrinsically change a well established residential area. As above, the impact on local transport would be unacceptable. Devonshire Way and Hartland Way are already used as a means to avoid Wickham Road and residents are often severely compromised, unable to leave their own driveways at peak times because of the heavy flow of traffic. This would impact way beyond the local area, causing further congestion at the Shirley Library traffic lights, leading to Elmers End, West Wickham and beyond.

Any development should be sympathetic to the existing area- medium to high density development would have unacceptable impact on the local character and local transport.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object to focussed intensification associated with gradual change of area's local character under policy DM31.4 of the Shirley Road Shopping Parade and especially Shirley local Centre. Shirley local centre area in particular houses a large proportion of elderly residents, including two sheltered housing complexes, and those living there are doing so for the convenience of transport, shops, doctors, library etc. If you take their property where do they all go? Not everyone will find another property with such convenience on their doorstep.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2618/01/011/DM31  
(Table 11.2)/O

Miss P Jones

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

The two areas of Shirley Road Shopping Parade and the local centre around Sbirley Library would affect not just Wickbam Road but other roads including Devonshire Way and would completely chaage the character of Shirley which I do not agree with.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2633/07/002/DM31  
(Table 11.2)/O

Caroline Porter

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Setting of the Shirley  
Local Centre

Objections to the proposed Intensification of Shirley Local Centre and Shirley Shopping Parade as outlined in table 11.2 on page 129 of Croydon Local Plan Detailed Proposals and Policies and extensive development in other areas of Shirley that are affected by road congestion and poor PTAL scores.

Lack of Communication re Consultation

Many residents in the Shirley area only learnt about Croydon Council's proposed local plan first through an email sent out by Gavin Barwell, MP and secondly through documents he delivered to each property..

There were no notices put up on lamp posts, in the library or on public noticeboards in Shirley's main shopping parade or any prominent place in the Shirley Local Centre.

The consultation period commenced on 5 November but the three large books containing the Croydon Plan and associated consultation documents were only delivered to Shirley Library on 11 December – after the consultation meeting had taken place and one week before the closing date of 18 December.

The Consultation meeting that covered the Shirley area was not held in Shirley (even though there are many suitable venues there – particularly Shirley Library or the Parish Hall) but miles away in Selsdon so that fewer people could attend.

For this reason Croydon Council, with regard to the transparency it claims for itself, should extend the closing date so that all residents can have a say and that this time the plans and proposals be widely advertised.

Shirley Road Area

I am writing to object to the proposals to intensify development in many roads around this centre for the following reasons:

- Poor transport accessibility
- The Shirley character assessment notes that Shirley has some of the poorest public transport links in the borough. There is no railway or tram station in the built up area. The nearest railway station is 1½ miles away.

The bulk of the proposed intensification area has a PTAL score of only 2, some parts as low as 1a.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

The A232 Wickham Road leads into the A215 at the Methodist Church, this has been identified as one of the most congested roads in Europe (Source: Daily Telegraph )  
 The council already knows there are existing traffic problems in Shirley even before any houses are built - see page 253 of transport strategy document which notes high car dependency due to poor public transport and peak time congestion. <https://www.croydon.gov.uk/sites/default/files/articles/downloads/localcentres.pdf>

There is no evidence (beyond a mere pious hope in section 7.76 that people will use public transport more) that the council has considered the effect of the intensification of development on local transport networks. This is contrary to London Plan policy 6.3 which states assessments must be undertaken, and in particular the cumulative effects of development considered. Paragraph D of the policy contains the presumption that development should be directed to areas with good transport links. See London Plan paragraph 6.15 "In practical terms, this means ensuring that new developments that will give rise to significant numbers of new trips should be located either where there is already good public transport accessibility with capacity adequate to support the additional demand or where there is a realistic prospect of additional accessibility or capacity being provided in time to meet the new demand."

- Increased car usage

The effect of the poorer transport links can be seen in increased car ownership in Shirley ward.

Table – Car ownership in Shirley and Croydon Borough (Source 2011 census)

Shirley Croydon	
All Households	5586
No Cars or Vans in Household	1266 (22.66%)
1 Car or Van in Household	2387 (42.73%)
2 Cars or Vans in Household	1426 (25.53%)
3 Cars or Vans in Household	346 (6.16%)
4 or More Cars or Vans in Household	163 (2.92%)
All Cars or Vans in Area	6981

This is further reflected in modes of

travel to work. Only about 10% of people who don't work at home work in Central Croydon, the rest have to work further afield.

54% of all journeys to work from Shirley are by motor. Even in the narrow corridor along the A232 there are as many car journeys as bus/tram. Outside of there it is no contest. Even in the remainder of Croydon itself, three times as many journeys are made by car as by tram/bus/train. 70% of journeys to work to the second placed borough of Bromley are by car.

This table shows the 20 most popular locations in 2011 for Shirley residents to work and the mode of travel to work.

Place of Work	Total	Tram/bus	Motor	Train	Other
Croydon (all)	3028	27%	59%	2%	11%
Central	838	46%	46%	2%	6%
Remainder	2190	21%	64%	2%	13%
□□□□					
Bromley	1291	22%	70%	2%	6%
Westminster, City of	860	8%	9%	81%	2%
London	860	8%	9%	81%	2%
Lambeth	342	13%	58%	26%	3%
Sutton	340	18%	72%	8%	2%
Southwark	335	8%	41%	48%	3%
Tower Hamlets	201	14%	17%	68%	1%
Lewisham	194	7%	77%	14%	2%
Wandsworth	194	11%	55%	32%	2%
Merton	179	3%	58%	7%	2%
Camden	175	13%	14%	70%	2%
Islington	118	7%	19%	72%	2%
Reigate and Banstead	116	7%	78%	15%	0%
Tandridge	112	12%	80%	8%	0%
Crawley	95	28%	54%	18%	0%
Hammersmith and Fulham	70	14%	21%	63%	1%
Greenwich	68	9%	74%	18%	0%
Kensington and Chelsea	68	12%	19%	69%	0%
Sevenoaks	51	2%	92%	4%	2%
Bexley	49	6%	92%	0%	2%
□□□□					
All journeys to work	864	21%	54%	21%	6%

Note: these are journeys to work from the 3 Middle Layer Super Output areas which make up most of Shirley (Croydon 18, 25, 26). Central Croydon is defined as MSOA Croydon 20, 24, 27. Source: Nomis based on 2011 census.

- Sustainability

National Planning Policy Framework (page 6) has a presumption against development in locations that are non-sustainable, which includes where environmental damage such as increasing greenhouse gases would result ("actively manage patterns of

growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable"). The poor transport links in Shirley is reflected in a significantly higher level of car ownership than the borough as a whole.

Individual applicants have to carry out transport assessments, why has the council not done the same for the areas they propose to designate as suitable for development?

- Council has underestimated the amount of empty houses coming forward

We note that the council assume only 190 empty houses will be reoccupied during the period 2016-36. However this appears to be at variance London Strategic Housing Land Availability Assessment (2009). In that Croydon stated that in the period 2011-2021 they would return 91 long term vacant properties per year to housing, plus a further 20 per annum for non-self contained units. This means that you have already stated that the borough will gain 555 homes this way in the period 2016-21, why then is a figure of 190 given for empty homes only for the whole period 2016-36? Omitting non-self contained units conflicts with the GLA SHLAA 2009.

The 2011 census Croydon had 3,814 empty properties, and as well as that there were over 1,500 commercial sites in 2010 that were vacant, many would have flats over shops, or would be capable of conversion to residential.

- Effect on local character Sections 11.140 and 11.141 of the Detailed Policies document emphasises the pleasing uniformity of Shirley with its predominately 1930s housing in planned estates. New buildings have tended to be designed to fit into the existing streetscape.

You have stated in your report to Cabinet that development should only complement and enhance character.

This conflicts with your reasons given in paragraph 3.46 of the Report to Cabinet of 21 September 2015 (select 7.2 Main Report then find pages 15-16). Then this is used to argue Shirley has no dominant character and can therefore be the host for more intensive development. This is clearly not the case with one exception the shopping centre is consonant with the surrounding architecture, that of 1930s suburbia,

creating a homogeneous whole.  
In no sense can intensified development with dense house building up to 4 stories high in suburban side roads be in keeping with the inter-war single and two storey houses with gardens.

- Inability of development to occur

We have ordered a number of registers for properties in the proposed expanded Shirley Centre and it appears that large swathes are incapable of intensified development because they contain restrictive covenants which limit the number of houses to 1 per plot.

We note you have rejected a number of proposed development sites because of the unlikelihood that they can be developed (e.g. A181 - 45 to 81 Church Street, A469 - 234 The Glades, A476 - 1 to 19 Craven Road and many others). We would particularly refer you to A354 (118-148 Tennison Road) which was rejected as a site because of replacing the existing function. This is precisely the situation here.

Please find attached the following registers:

10 Hartland Way Title number  
SGL553297  
Shirley Library Title number SY7794  
19 Westway Title number SGL536004  
5 Wickham Avenue Title number  
SGL629833  
7 Devonshire Way Title number  
SY2606

- Detrimental effect on residents of merging two smaller properties re intensification

On page 132, Croydon Local Plan Detailed Policies and Proposals, it is explained that intensification involving building of medium rise blocks of flats (up to 4 storeys) could be achieved by merging smaller properties.

As noted on page 84 of Croydon Local Plan Policies and Proposals appendix 4, there is "a higher than average proportion of older people" living in Shirley. And some of these may be quite vulnerable.

If a developer succeeds in buying up a semi-detached property, which could potentially be used for building flats on, what pressures could be brought to bear on an elderly owner of the adjoining semi if he or she refuses to sell? What sort of tenant could the developer obtain that might change the mind of the elderly owner? This policy has the potential to result in harassment and substantial distress. It is troubling that the Council could propose such

an approach.

2646/01/002/DM31  
(Table 11.2)/O

JM Chambers

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I am disabled, unable to go by bus or walk very far. I chose Marlowe Lodge three years ago as the place most suitable for my needs- Dr Gardners practice on the corner and the library which is my main enjoyment. I am not alone in hoping that your plans do not materialise. Shirley is a safe environment and I hope it will be left as it is.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2669/01/003/DM31  
(Table 11.2)/O

Mrs Jean Brooks

Object

Soundness -  
Justified

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

Strongly object to the plans for the Shirley Library area. Wickham Road is already overloaded with traffic. Have you thought about schools, doctors and cars with more people living here. Where are existing residents supposed to go?

With the threat of redevelopment hanging over us the value of our property will significantly diminish.

Please re-think your proposals and put our minds at ease soon.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2679/01/001/DM31  
(Table 11.2)/O

Mrs Valerie Mickelburgh

Object

DM31 (Table 11.2)

Overintensification of properties  
proposing to be built in Shirley area.

Change

Setting of the Shirley  
Local Centre

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2683/01/001/DM31  
(Table 11.2)/O

Mr & Mrs Iles

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

How anyone in their right mind can think of putting medium-rise blocks around the Shirley Library area needs to think again. This idea will not only completely change the essential character, it will obviously mean the removal of the library, the doctors surgery, and by the sound of it, the shopping parade as well. The area has many hundreds of elderly people, where are they to go? Will they be rehoused at enormous cost to the tax paying people of Croydon, or put into the new medium-rise blocks? The idea is totally unacceptable.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

As a local affected resident, I would like to register my comments and objection to the proposals as documented in the Croydon Local Plans CLP1.1 and CLP2

I object to the Proposed Policy DM31.4 Focussed Intensification Associated with Gradual Change of the Local Area around Shirley Local Centre. Including Wickham Avenue and Ridgemount Avenue.

I object to the relaxation of the planning regulations to allow the building of significantly larger structures in close proximity to the existing housing stock, comprising mainly bungalows and two storey semi-detached houses in residential roads in the area described as Shirley Local Centre, i.e. around the Shirley Library. The promoted character types of Medium rise blocks with associated grounds; Large buildings with spacing; and Large buildings with strong frontages; in this location would look out of character and is unacceptable. These types of developments in the wrong locations would adversely affect the character of Shirley both now and for future generations.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations,
4. If High density residential accommodation were provided there would be insufficient area for communal open space allocation.
5. The local road network and Width could not cope with high residential density proposal and the likely car ownership and on street parking.
6. If these proposals were to become the Croydon Plan adopted policy, it would place Planning blight on all properties as defined in DM31.4 until the year 2036.
7. I recommend that consultation documents of such importance are given much wider publicity.

I do not object to the development plans for the Shirley Road Shopping Parade provided that any expansion is along the A232 and does not affect the existing residential areas.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2700/01/004/DM31  
(Table 11.2)/O

Mr & Mrs Thomas

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

Shirley is a suburban residential area and to allow 4 storey buildings along and close to Wickham Road would completely destroy the character of the area where our family have lived for over 60 years.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2706/01/011/DM31  
(Table 11.2)/O

Mr & Mrs Panagakis

Object

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

Object to the focussed intensification  
associated with gradual change of  
area's local character under Policy  
DM31.4 of Shirley Local Centre

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2721/01/004/DM31  
(Table 11.2)/O

Mr A Zelisko

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

This would completely change the  
character of the area.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2726/01/003/DM31  
(Table 11.2)/O

Mr A J Pearson

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I am writing to registrar my objection to those parts of the pr, which is too weak. Proposals referred to focussed intensification associated with gradual change of the area's local character under Policy DM31.4 of the Shirley Road shopping parade and Shirley local centre. (also see table 11.2)

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2727/01/001/DM31  
(Table 11.2)/O

Mr & Mrs Reynolds

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

It was with immense shock that I was informed of Council plans for Shirley. We already have Shrublands in our area and the very large New Addington housing on our doorstep. Over the last few years in fill back gradens and spare land has been used to building both private and public housing in a sensible, to fit in with the area way. Now we see that you are looking at plans to demolish many roads such as Wickham Avenue, Firsby, Ridgemount, West Way Gardens and part of Hartland way thus destroying well built houses which over the years have had million of pounds spent on them by caring owners. How can you justify destroying much sort after property to erect blocks of flats which will resemble Shrublands Council Estate. As far as I can see there are no proposals for more schools, the present ones are over subscribed. No more doctors surgery and we have Dr Nick Ford's Surgery and not a children's nursery.

Change

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2728/01/001/DM31  
(Table 11.2)/O

Carol Brown

Object

Soundness -  
Effective

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

As an elderly woman in my 70s I was born in Shirley. After a life spent working locally I am now retired to a bungalow in Orchard Ave and I object most strongly to the proposed demolition of homes and building of middle rise flats.

This is entirely the wrong area for such horrific changes. There is plenty of spare land in the New Addington area that would not be devastating to people like your proposals would do.

Whoever stands to gain by these proposed plans needs to heed the strong objections that will arise unless the area is changed to New Addington or similar unbuilt -on land.

object most strongly to the proposed demolition of homes and building of middle rise flats

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

As an elderly woman in my 70s I was born in Shirley. After a life spent working locally I am now retired to a bungalow in Orchard Ave and I object most strongly to the proposed demolition of homes and building of middle rise flats. This is entirely the wrong area for such horrific changes. There is plenty of spare land in the New Addington area that would not be devastating to people like your proposals would do. Whoever stands to gain by these proposed plans needs to heed the strong objections that will arise unless the area is changed to New Addington or similar unbuilt -on land.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2739/01/008/DM31  
(Table 11.2)/O

Mr Colin Campbell

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

The areas in Shirley should not be  
zones for intensification as this type  
of development would be totally out  
of keeping with the character of the  
area

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2745/01/003/DM31  
(Table 11.2)/O

Mrs Frances Pearce

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I am writing regarding the Council's plans for a massive redevelopment in the Shirley Area. More houses mean more traffic on our already crowded roads. I no longer go into Croydon because of the journey times. How long would it be before the Council considered bringing in a congestion charge. When you build all these properties do you consider the local amenities and the effect that more people would have on these. Where are the school places for all of these children? Regarding doctors. Unless it is an emergency I have to wait at least a week for an appointment. This waiting time can only increase if there are more patients. Is it the Council's policy to build over green belt land to the detriment of locals? I sincerely hope not. I think you need to seriously reconsider these plans.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2764/13/001/DM31  
(Table 11.2)/O

Mr Derek Ritson

*Monks Orchard Residents Associa*

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

The designation of these sites will put planning blight on all dwellings in Wickham Avenue and Ridgemount Avenue Shirley until 2036. Intensification with high density accommodation could not be provided without changing the character of the area. It is very unlikely that current methods of retail shopping will continue to be competitive with the substantial growth of on-line provision and future development of on-line services and therefore it is questionable whether the proposed intensification of retail premises in the areas specified, will even be necessary. If the proposed gradual intensification is for high density residential accommodation of 3 or 4 storeys the residential density and number of families will increase; therefore car ownership per hectare will also increase. Even being near public transport, there is unlikely to be any way that the authorities could prevent car ownership and both Wickham Avenue and Ridgemount Avenue are narrow roads as compared to other local roads. If the objective is to provide increased housing and residential density for the increased population, it would not be efficient to displace current residents who would need somewhere else to live with their families. The requirements for new dwellings are for three bedroom dwellings and most of the dwellings in Wickham Avenue and Ridgemount Avenue are already 3 or more bedrooms having been extended at great expense by their owners. In addition, re-intensification of these streets would generate more traffic and as previously stated these two roads are very narrow compared to many roads in the area. To intensify the area would create traffic chaos unless the roads could be widened but that would require extensive major redevelopment of the area whereas the proposal is for slow gradual intensification- not a feasible strategy. If re-intensification were gradual, only small sections of the area would individually be re-developed in a piecemeal fashion and therefore there would not be any spare area for the allocation of communal open space for the occupants of the new high density flats or apartments as the footprints would consume most of the area used for intensification. It would be difficult to provide space in accordance with recommended retention of UDP RO12. For all the reasons stated above we request that Wickham Avenue and Ridgemount Avenue are removed from areas recommended for intensification. i.e.

Wickham Avenue and Ridgemount Avenue should be removed from the proposed areas suitable for intensification.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

allowed for redevelopment for high density residential accommodation. Why should local residents suffer planning blight up to the year 2036 when the intensification would cause local congestion and loss and degradation of amenity? There is no proposal to increase school places or health provision in the locality which, according to previous policies, should be provided prior to any developments or re-developments.

2775/01/024/DM31 (Table 11.2)/O	Cllr Tim Pollard  <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM31 (Table 11.2)  Setting of the Shirley Local Centre	Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.	The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Shirley, page 166, Shirley Road from Shirley Avenue to the BP Service Station and a further zone on Wickham Road from Verdayne Avenue to Cheston Avenue;	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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2776/01/024/DM31  
(Table 11.2)/O

Cllr Helen Pollard  
  
*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Shirley, page 166, Shirley Road from Shirley Avenue to the BP Service Station and a further zone on Wickham Road from Verdayne Avenue to Cheston Avenue;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2790/01/002/DM31  
(Table 11.2)/O

Susannah Angold

*Anchor*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I am emailing to raise concerns over the councils proposals for Shirley, to replace buildings to provide medium-rise blocks.  
I am the Estate Manager at Peregrine Gardens, Shirley Croydon. This is a leasehold residential retirement estate, with 43 properties housing the over 60's, and is specifically mentioned within your proposals.

My residents have expressed concerns that they may be forced to sell their properties, as you will appreciate for an elderly population this is a worry.

We are managed by Anchor (the largest not for profit) organisation for care provision to the elderly, and provide a valuable resource for the older people in Shirley.

I would appreciate your assurances to pass on to my residents.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2790/01/001/DM31  
(Table 11.2)/O

Susannah Angold

*Anchor*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I am emailing to raise concerns over the councils proposals for Shirley, to replace buildings to provide medium-rise blocks.  
I am the Estate Manager at Peregrine Gardens, Shirley Croydon. This is a leasehold residential retirement estate, with 43 properties housing the over 60's, and is specifically mentioned within your proposals.

My residents have expressed concerns that they may be forced to sell their properties, as you will appreciate for an elderly population this is a worry.

We are managed by Anchor (the largest not for profit) organisation for care provision to the elderly, and provide a valuable resource for the older people in Shirley.

I would appreciate your assurances to pass on to my residents.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

The CPL identifies the Local Area around Shirley Local Centre, including Wickham Avenue and Ridgemount Avenue as locations where the Council wants to see as stated on page 129, Croydon Local Plan Detailed Policies & Proposals: "Focussed intensification associated with gradual change of area's local character".  
It goes on to describe what this means on page 132, Croydon Local Plan Detailed Policies & Proposals "New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas"

The Shirley Local Centre and surrounding area comprises of well-maintained two-storey semi-detached houses, purchased by people with families, which also include grandparents. This neighbourhood is not one which can incorporate Medium-rise blocks without significantly having an adverse impact on its character. I therefore strongly object to such action.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2812/01/024/DM31  
(Table 11.2)/O

Cllr Jan Buttinger  
  
*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Shirley, page 166, Shirley Road from Shirley Avenue to the BP Service Station and a further zone on Wickham Road from Verdayne Avenue to Cheston Avenue;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2829/01/024/DM31  
(Table 11.2)/O

Cllr Margaret Mead

*Croydon Council*

Object

Soundness -  
Justified

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Shirley, page 166, Shirley Road from Shirley Avenue to the BP Service Station and a further zone on Wickham Road from Verdayne Avenue to Cheston Avenue;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2842/01/024/DM31  
(Table 11.2)/O

Cllr Richard Chatterjee

*London Borough of Croydon*

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Shirley, page 166, Shirley Road from Shirley Avenue to the BP Service Station and a further zone on Wickham Road from Verdayne Avenue to Cheston Avenue;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2857/01/003/DM31  
(Table 11.2)/O

Philip Talmage

Object

Soundness -  
Justified

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

Policy DM31.4 Other than on the main road itself, the Shirley Local Centre comprises an area of well-maintained semi-detached housing. This neighbourhood is not one which can incorporate blocks of flats without significantly worsening its character.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2868/01/008/DM31  
(Table 11.2)/O

Graham Lyon

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

This includes not just the Wickham Road itself but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way - The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2893/01/002/DM31  
(Table 11.2)/O

Mrs Hellen McMillan

Object

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

The area around Shirley Library, itself an important social point, would be changed of all recognition. The pleasant village atmosphere would be lost. It is totally unacceptable to replace perfectly good semi-detached property with medium rise blocks of flats.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2910/02/011/DM31  
(Table 11.2)/O

Ms Debbie Butler

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

I object to the focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2931/01/005/DM31  
(Table 11.2)/O

Mr John Newman

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I object to Policy DM31.4. Replacing the existing shopping parade and the surrounding semi-detached housing with medium-rise blocks would completely change the character of the Shirley are

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)	Change
Setting of the Shirley Local Centre	I object to most of the proposals around Shirley as we are already over populated causing traffic hold ups and long queues even in the middle of the day to say nothing of the way Shirley is being spoilt and turned into a small town. The land around Hartland Way and Devonshire Way should only be used for either detached or semi-detached housing with gardens at least 150' long and no sheds or caravans. Development around Wickham Road will destroy the character of Shirley.		Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2974/01/012/DM31  
(Table 11.2)/O

Jane Bowden

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

5) Policy DM31.4 plans to change the local character of Shirley by encouraging the replacement of the existing semi-detached houses with medium rise blocks. This will be detrimental to the area and change for the worse what is currently a very pleasant area.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

the draft Local Plan identifies two other areas of Shirley as locations where the Council wants to see "focussed intensification associated with gradual change of area's local character" under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals).

The two areas are the Shirley Road Shopping Parade and the Shirley local centre (the area around Shirley Library). The former is quite tightly drawn and I therefore don't object to it, but the latter includes not just the Wickham Road itself but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way (page 166, Croydon Local Plan Detailed Policies & Proposals). The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Policy DM31.4 sets out locations where the Council will support intensification associated with gradual change of the area's local character. As this is a new designation it will need to be shown on the Policies Map. Details of each designation are shown below.

Place-specific development management policy Place Setting of the Shirley Local Centre Shirley Area of the Shirley Road Shopping Parade Shirley

I object to the relaxation of the planning regulations to allow the building of significantly larger structures in close proximity to the existing housing stock, comprising mainly bungalows and two storey semi-detached and detached houses in residential roads in the area described as Shirley Local Centre, i.e. around the Shirley Library, West Way Gardens, Hartland Way, Wickham Rd. Devonshire Way. West Way, Verdayne Ave. Ridgemount Ave. Wickham Ave. and the area around the Shirley Road/Shirley Shopping Parade including the Green Triangle and the Trinity School educational open space. The promoted character types of Medium rise blocks with associated grounds; large buildings with spacing; and Large buildings with strong frontages; at these locations would look out of character and is unacceptable. These types of developments in the wrong locations would adversely affect the character of Shirley both now and for future generations. In the case of Shirley Local Centre the local side road network and width could not cope with high residential density proposal and the likely car ownership and on street parking. At present there are significant traffic delays at rush hour times on the Wickham Rd, Hartland Way, Devonshire Rd and West Way gardens and substantial parking by non-residents in area who access transport links. West Way gardens and Devonshire Way are reduced to single way traffic when vehicles are parked on both sides of the road. Any additional development would only increase this problem. The type of home in the area lends itself to family orientated living, a move towards apartment type dwellings will impact upon the area character. If these proposals were to become the Croydon Plan adopted policy, it would place Planning blight on all properties as defined in DM31.4 until the year 2036.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3028/01/002/DM31  
(Table 11.2)/O

Mr Nick Barnes

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

Having read both local plans for the Shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.

None of these plans will benefit Shirley and I object to them all.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3029/01/010/DM31  
(Table 11.2)/O

Mr Paul Newton  
  
*Addington Village Residents Assoc*

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3045/01/011/DM31  
(Table 11.2)/O

Mr Stuart Marsh

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I object to the focussed intensification associated with gradual change of the area's local character under policy DM31.4 of Shirley Local Centre.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3046/01/016/DM31  
(Table 11.2)/O

Stephanie Lawson

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I strongly object to the areas listed  
being earmarked for 'intensification'  
as this will dramatically change the  
character of these areas

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3077/01/010/DM31  
(Table 11.2)/O

Mrs Clare Gardner

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

4. DM31.4: Shirley and Forestdale  
should not be zones for  
intensification as this type of  
development would be totally out of  
keeping with the character of these  
areas.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3080/01/013/DM31  
(Table 11.2)/S

Mr John Mills

Support

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Policy DM31.4 sets out locations where the Council will support intensification associated with gradual change of the area's local character. As this is a new designation it will need to be shown on the Policies Map. Details of each designation are shown below.

Place-specific development management policy Place Setting of the Shirley Local Centre Shirley Area of the Shirley Road Shopping Parade Shirley

I object to the relaxation of the planning regulations to allow the building of significantly larger structures in close proximity to the existing housing stock, comprising mainly bungalows and two storey semi-detached and detached houses in residential roads in the area described as Shirley Local Centre, i.e. around the Shirley Library, West Way Gardens, Hartland Way, Wickham Rd. Devonshire Way. West Way, Verdayne Ave. Ridgemount Ave. Wickham Ave. and the area around the Shirley Road/Shirley Shopping Parade including the Green Triangle and the Trinity School educational open space. The promoted character types of Medium rise blocks with associated grounds; large buildings with spacing; and Large buildings with strong frontages; at these locations would look out of character and is unacceptable. These types of developments in the wrong locations would adversely affect the character of Shirley both now and for future generations. In the case of Shirley Local Centre the local side road network and width could not cope with high residential density proposal and the likely car ownership and on street parking. At present there are significant traffic delays at rush hour times on the Wickham Rd, Hartland Way, Devonshire Rd and West Way gardens and substantial parking by non-residents in area who access transport links. West Way gardens and Devonshire Way are reduced to single way traffic when vehicles are parked on both sides of the road. Any additional development would only increase this problem. The type of home in the area lends itself to family orientated living, a move towards apartment type dwellings will impact upon the area character. If these proposals were to become the Croydon Plan adopted policy, it would place Planning blight on all properties as defined in DM31.4 until the year 2036.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3161/01/010/DM31  
(Table 11.2)/O

Mr Jim Cowan

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

I have read Gavin Barwell's  
assessment of policies and proposals  
in the Croydon Local Plan and totally  
agree that if implemented would  
destroy the character of Shirley.

The infrastructure in Shirley is  
already stretched to the limit and can  
not withstand any further burdens.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3215/01/012/DM31  
(Table 11.2)/O

Mr Steve White

ASPRA

Object

Soundness -  
Justified

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

4.focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)  Setting of the Shirley Local Centre	Objections to the proposed Intensification of Shirley Local Centre and Shirley Shopping Parade as outlined in table 11.2 on page 129 of Croydon Local Plan .	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
			<p>I would like to register my objection to the proposals and also to request that the consultation period is extended to allow residents and other interested parties the time to fully research the likely impact of the proposals. There appears to have been very little action on behalf of the council to ensure that those affected by these proposed plans were made aware of them, thus denying them of the opportunity of airing their opinion. It is a pity that the council felt itself unable to be transparent over this matter, perhaps anticipating how unpopular and ill advised the proposal is.</p> <p>I object most strongly to the council planning to change the current face of The area around and including Shirley library. My understanding is that development should only complement and enhance character in an area and this cannot be achieved by building multi occupancy buildings in and around this site. Contrary to statement, it is a characterful, and typical face of 20's and 30s builds and it is this that gives it's welcome open feel. As such, residents have a strong sense of community, care for the area and this in turn contributes to a positive sense of well being and belonging. This destabilising of an area by the proposals should not be underestimated in terms of drain on council services for policing, maintenance, cleansing if this were destroyed by intensified housing.</p> <p>The amenities are a further positive of this part of Shirley, the library and Surgery being two most important parts of the whole and loss of these would impact strongly on the community.</p> <p>In addition, public transport in the locality is inadequate, schools and doctors surgeries oversubscribed, and any remedy would result in even greater loss of land and character.</p> <p>The council should be looking at derelict area and under used sites and areas where conditions for existing residents could be improved, rather than destroying well balanced</p>		

communities.

3235/01/011/DM31  
(Table 11.2)/O

Mr Peter Kenny

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I am writing to object to Focussed intensification associated with gradual change of the areas local character under policy DM31.4 of the Shirley Shopping Parade and Shirley local centre

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I object to the focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre. Replacing the existing shopping parade and the surrounding semidetached housing with medium-rise blocks would completely change the character of the Shirley area. The traffic congestion on Wickham Road, once limited to rush hour and school times is now so bad that even mid morning traffic tails back from Shirley Library to the roundabout on Shirley Hills Road. The proposed development would exacerbate this to a dangerous level.

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Object	Soundness - Justified	DM31 (Table 11.2)	Change
Setting of the Shirley Local Centre		<p>First, the draft Local Plan identifies two areas of Shirley as locations where the Council wants to see “focused intensification associated with gradual change of area’s local character” under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies &amp; Proposals). The document also explains what this means – that it is the aim of your team to materially change the character of the local area. Please could you explain why? Even if it was an area which had problems, this would be unacceptable. But the area you are talking about is a good residential district with good shops and a pleasant atmosphere. An area to which people move specifically because of its character, an area which people love.</p>	<p>Croydon’s suburbs will have sustainably grown to accommodate homes to contribute to the borough’s housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council’s website on the evidence base pages which support the Croydon Local Plan.</p>

3337/01/010/DM31  
(Table 11.2)/O

Mr Roger Willaimes

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1.Policy DM31.4; Focussed intensification associated with gradual change of area's local character: Shirley Road shopping parade and Shirley local centre:  
i)Whilst some limited intensification in the local centre along Wickham Road may be desirable to provide additional housing, the area around the local centre is far too widely drawn, including roads with quality family housing (Ridgemount Avenue, Wickham Avenue, Firsby Avenue, Hartland Way, Devonshire Way etc.) which should be maintained. Family housing with gardens needs to be retained for young families upsizing from flats to move to, who it is in the borough's interest to retain . Intensification would also lead to increased traffic which Wickham Road cannot support (rush hour delays are already very significant), especially since traffic is already expected to increase with the (admittedly desirable) Westfield development where visitors from Shirley, West Wickham and farther afield from A21/M25 will naturally use the A232 to reach Croydon.

ii)We strongly oppose intensification around the Shirley Road shopping parade. This is an architecturally strong parade which accordingly enjoys very low vacancy rates. In fact we strongly urge you to consider the 1930s parade for local listing, local heritage area or similar protection. Indeed 11.147 states that "each of Shirley's shopping centres has a distinct character which should be enhanced and strengthened" and some form of protection is essential to secure this in the light of intensification proposals. (We would comment similarly in respect of the Sanderstead Local centre also listed under DM31.4) As with the area around the Shirley local centre, we object to the loss of family housing for the reasons already stated. In fact 11.142 notes that the features of Shirley's shopping areas "play a vital role in creating Shirley's sense of place" and yet, in apparent contradiction, the proposed focussed intensification as outlined would seriously undermine this sense of place.

As an aside and instead it would seem that areas in need of regeneration within the borough might be considered for focussed intensification and/or change of use to provide additional housing and where access to transport and other facilities is good. For example the area along Lower Addiscombe Road between Grant Road and Davidson

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Road has several retail units which have been unlet for a long period and a fragmented character which provides the opportunity for redevelopment into a much higher quality and largely residential area, although focus on the quality of development/conversion will be necessary to achieve a good living environment.

We are pleased to note that public realm improvements are planned for the Shirley Local Centre, as these are long overdue.

3354/01/002/DM31  
(Table 11.2)/O

Dr Bob Wenn

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I formally object to the relaxation of the planning regulations to allow the building of significantly larger structures in close proximity to the existing housing stock, comprising mainly bungalows and two-storey semi-detached houses in residential roads in the area described as Shirley Local Centre, i.e. around the Shirley Library. The proposed dwelling types of 1) medium rise blocks with associated grounds, 2) large buildings with spacing, and 3) large buildings with strong frontages, would look completely out of character in this location and are unacceptable. These types of developments would adversely affect the character of Shirley both now and for future generations.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3354/01/013/DM31  
(Table 11.2)/O

Dr Bob Wenn

Object

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

I object to focused intensification  
associated with gradual change of  
area's local character.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3356/01/010/DM31  
(Table 11.2)/O

Mr Rishi Gohill

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3358/01/010/DM31  
(Table 11.2)/O

Joy Harris

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3372/01/005/DM31  
(Table 11.2)/O

Alison Larmand

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

The suggestion of developing medium –rise blocks in several residential roads surrounding Shirley would totally alter the character of the area and again brings with it more traffic and parking pressure to the surrounding streets.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)  Setting of the Shirley Local Centre	Fourth, the draft Local Plan identifies two other areas of Shirley as locations where the Council wants to see "focussed intensification associated with gradual change of area's local character" under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals). It goes on to describe what this means:  "New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas" (page 132, Croydon Local Plan Detailed Policies & Proposals).  The two areas are the Shirley Road Shopping Parade and the Shirley local centre (the area around Shirley Library). The former is quite tightly drawn and I therefore don't object to it, but the latter includes not just the Wickham Road itself but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way (page 166, Croydon Local Plan Detailed Policies & Proposals). The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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Object	Soundness - Justified	DM31 (Table 11.2)	Change
Setting of the Shirley Local Centre		<p>The plan for the Shirley Road Shopping Parade &amp; the Shirley local centre (page 129) actually states its intention to change the local character. So it will involve pressurising inhabitants of perfectly good houses to move out to allow demolition of their homes to replace them with multi occupational blocks. It will not 'complement the local character' to remove houses and their gardens. London's Strategic Housing Land Availability Assessment assumes that garden land WILL NOT BE DEVELOPED.</p>	<p>Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.</p>

3394/01/003/DM31  
(Table 11.2)/O

Mr Alan Heathcote

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

This is to object strongly to your ill-conceived proposals for high density dwellings on greenbelt parkland, on existing semi-detached housing areas, and gardens in the Shirley Oaks / Library regions. Also for travellers sites in the vicinity of Coombe farm. All as outlined in Gavin Barwell's email.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3403/01/002/DM31  
(Table 11.2)/O

Mr & Mrs Green

Object

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

As residents of Devonshire Way we wish to object (very strongly) to the Policy DM 31.4 concerning "focussed intensification" aimed at changing the local character of Shirley. We have always relied on Local Government to establish a typical local character and then protect that local character. In our opinion your proposals will spoil the area and possibly ruin it and we cannot understand why you would wish to do that.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3414/01/010/DM31  
(Table 11.2)/O

Mr Chris McInerney

Object

Soundness -  
Justified

DM31 (Table 11.2)  
Setting of the Shirley  
Local Centre

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3417/01/007/DM31  
(Table 11.2)/O

Mr & Mrs Colin Read

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

Existing semi-detached houses  
should not be demolished in favour of  
soulless blocks of flats. People  
require houses to live in, especially  
bringing up families.

Please stick to sensible  
developments and do not destroy  
Croydon with horrendous buildings.  
We are long-term residents  
and care very much about the area in  
which we live.

Change

Croydon's suburbs will have  
sustainably grown to  
accommodate homes to  
contribute to the borough's  
housing need. The challenge  
for the Croydon Local Plan is  
to enable growth and  
regeneration in the local  
context while recognising the  
local character and  
distinctiveness. To achieve  
this this designation will be  
amended so that it applies to  
the buildings along Wickham  
Road and Shirley Road  
(combining the area with that  
of Shirley Shopping Parade),  
key corner plots and  
excludes the majority of  
residential streets away from  
the main roads. The  
objective of policy DM31.4 is  
to maximise use of the  
existing growth capacity, to  
focus growth in sustainable  
locations and to support a  
smart spatial vision for the  
borough. Spatially,  
additional growth would  
strengthen the potential for  
further development of  
public transport and other  
uses which require a certain  
level of localised demand.  
The proposed areas meet  
criteria referring to  
infrastructure availability and  
accessibility; deliverability of  
growth based on local  
character. The policy opens  
up opportunities for more  
intensive development in  
selected areas and enables  
gradual change of character  
over time. It would also  
positively encourage spatial  
quality and distinctiveness of  
Croydon local and  
neighbourhood centres. The  
complete review is available  
on the Council's website on  
the evidence base pages  
which support the Croydon  
Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)  Setting of the Shirley Local Centre	Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.	The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Shirley, page 166, Shirley Road from Shirley Avenue to the BP Service Station and a further zone on Wickham Road from Verdayne Avenue to Cheston Avenue;	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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Focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3445/01/010/DM31  
(Table 11.2)/O

Mr E King OBE

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3465/01/011/DM31  
(Table 11.2)/O

Mr & Mrs Hobbs

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I am writing to you to object to the Focussed intensification associated with the gradual change of area's local character under Policy DM31.4 off the Shirley Road Shopping Parade and Shirley Local Centre.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I am writing to object to the Council's proposed long term plans for certain parts of Croydon, particularly the area around Shirley Library, where I have lived for 30 years.

Apart from the obvious increase in traffic, to an already overburdened Wickham Road, we are starting to see the gradual erosion of traditional residential roads formed of classic semi or detached houses.

To cram more and more houses and flats into the designated areas would destroy their character and to build on existing green belt and back gardens would be completely inappropriate, as well as placing additional stress on local facilities and amenities.

I urge the Council to reconsider these proposals and adopt a more sensitive agenda using only space and land capable of absorbing additional development.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

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To cram more and more houses and flats into the designated areas would destroy their character and to build on existing green belt and back gardens would be completely inappropriate, as well as placing additional stress on local facilities and amenities.

I urge the Council to reconsider these proposals and adopt a more sensitive agenda using only space and land capable of absorbing additional development.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

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Apart from the obvious increase in traffic, to an already overburdened Wickham Road, we are starting to see the gradual erosion of traditional residential roads formed of classic semi or detached houses.

To cram more and more houses and flats into the designated areas would destroy their character and to build on existing green belt and back gardens would be completely inappropriate, as well as placing additional stress on local facilities and amenities.

I urge the Council to reconsider these proposals and adopt a more sensitive agenda using only space and land capable of absorbing additional development.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3503/01/011/DM31  
(Table 11.2)/O

Mr Gary Kenney

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I am writing to show that I object to a number of your plans around the Shirley area. I contest that you need to build on our green sites and bring in new 'traveler' sites into Shirley.

On top of this I cannot understand the need to bring 'medium' high rise buildings in and around Shirley, including Devonshire way and the new proposals around Hartland way.

Please can you let me know if my objection has been noted and how I can make it more official?

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

My other objection relates to the draft Local Plan relating to two other areas in Shirley, i.e. Shirley Shopping Parade and the Shirley local centre, the area around Shirley Library. From the draft plan, the Council wants to see "focussed intensification associated with gradual change of the area's local character" under Policy DM31.4 ....it further describes how this would mean merging smaller properties, medium rise blocks, large buildings with strong frontages. "The introduction of such buildings will alter, over time, the predominant character of the intensified areas"...page 132 of CLP Page 166 CLP...mentions local roads in Shirley..To replace the largely semi detached buildings in these residential roads with medium rise blocks is not acceptable. It will inevitably change the character of Shirley and I would like register my objection

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3541/01/001/DM31  
(Table 11.2)/O

Mr Atkinson & Wade

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

We would like to object to 1 aspect of the Croydon Plan that affects Shirley under policy DM31.4. We are really concerned that the proposals for more high density buildings around the Shirley Centre will have an impact on amenities in the area. What will happen to the local library? Shirley has very few public amenities. What will happen to the GP surgery at the bottom of Hartland Way? Shirley needs to be a living place and a space with public amenities. This is what makes a community. The idea that the largely semi detached houses in the residential roads around Shirley library should be replaced by medium rise blocks is not acceptable as it would simply change the character of Shirley

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)	I am writing to object to:	Change	
Setting of the Shirley Local Centre			<p>1.Focussed intensification associated with gradual change of area's local character under Policy DM 31.4 of the Shirley Road Shopping Parade and Shirley local centre.</p> <p>This policy is lacking in sufficient detail or thought, and actually perpetuates the poorly planned and thought out development that the Croydon Local Plan refers to, which it seeks to avoid.</p> <p>The idea that largely semi-detached buildings in the residential roads surrounding Shirley library should be replaced by medium-rise blocks is entirely unsuitable, and wholly unacceptable.</p> <p>This policy would completely change the character of Shirley for the worse (not better), with particular and direct effect on those residential streets encompassed by the suggested policy on the south side of Shirley that sit off/behind the main Wickham Road and library.</p> <p>Adopting such a policy would also significantly devalue and detract from Shirley as a whole, and would have negative consequences in respect of the existing residential properties surrounding any such development that would remain. It is also likely to result in at least a perceived element of blight if pursued.</p> <p>The policy does not indicate a respect for the local area and the existing character, which would be destroyed by adopting such a policy. It also shows little regard to the impacts on what is a settled and well established community, which would be eroded fairly quickly. The policy also shows no regard for the local environs, as well as local and public services, traffic considerations, and existing infrastructure.</p>		<p>Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.</p>

3566/01/010/DM31  
(Table 11.2)/O

Maureen Wilcox

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3579/01/010/DM31  
(Table 11.2)/O

Noemi Molloy

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I am concerned that the areas which have been earmarked for 'intensification' will suffer as a result of over-building, which will destroy the character of these areas.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3591/01/002/DM31  
(Table 11.2)/O

Mr Nick Barnes

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

Having read both local plans for the Shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.

None of these plans will benefit Shirley and I object to them all.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)  Setting of the Shirley Local Centre	Objections to the proposed Intensification of Shirley Local Centre and Shirley Shopping Parade as outlined in table 11.2 on page 129 of Croydon Local Plan Detailed Proposals and Policies and extensive development in other areas of Shirley.	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
			<p>I wish to lodge my objection to the proposals on the following grounds:-</p> <ul style="list-style-type: none"><li>- Insufficient Notice was given to allow adequate consideration to be given to the proposals</li><li>- The intensification of dwelling places in the area will have a negative impact, changing the nature and character of the area</li><li>- The transport links in the area are inadequate to cope with a large increase in the population. The A232 Wickham Road is notoriously bad.</li></ul> <p>A proposal to build flats to replace two bungalows on the corner of Alton Road was turned down on the grounds that it would change the nature and character of the road. Alton Road consists of traditional family homes with gardens. Many similar roads referred to in the Shirley proposal would be affected in the same way.</p> <p>You only have to look at Pampisford Road in Croydon to see how such developments change the nature and character of a road.</p>		

Object	Soundness - Justified	DM31 (Table 11.2)  Setting of the Shirley Local Centre	Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.	The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Shirley, page 166, Shirley Road from Shirley Avenue to the BP Service Station and a further zone on Wickham Road from Verdayne Avenue to Cheston Avenue;	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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3705/01/011/DM31  
(Table 11.2)/O

Mr J Lemanski

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I would like you to note my strong  
objection to the granting of any  
Planning Application relating to the  
following Policy Ref. DM31.4.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3708/01/017/DM31  
(Table 11.2)/O

Mrs J McDonald

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for "intensification" – which is a euphemism for more building. This will change the character of those areas and should be opposed.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3734/01/017/DM31  
(Table 11.2)/O

Mr & Mrs Mott

Object

DM31 (Table 11.2) I object to this site allocation.

Change

Setting of the Shirley  
Local Centre

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3735/01/008/DM31  
(Table 11.2)/O

Mr Tim Duce

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

Also, tearing down semi detached  
housing and putting up blocks of flats  
(as planned in Shirley) is totally  
unacceptable.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3744/02/010/DM31  
(Table 11.2)/O

Diane Simpson

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I am unaware that I have missed public meetings or been sent details of these plans as it affects my local area. I think that were you to have had a local referendum as I think you should have done, these proposals would receive practically zero support except possibly by those who stand to gain from it.

My wife and I are longstanding Shirley residents. While I understand the need for more housing, the Croydon plan as it affects Shirley seems extreme in extent and its likely impact on Shirley.

I am especially concerned with policy DM31.4 and the proposed focussed intensification of the Shirley Road Shopping parade and Shirley local centre which is tantamount to the destruction of Shirley as it exists and its replacement by New developments of unknown nature. Apart from the unknown endpoint it is clear that the impact in terms of inconvenience and disruption to local residents would occur over many years during this redevelopment for no benefit to existing residents.

It is also not evident why that part of Shirley as opposed to any other reasonably pleasant suburban area in Croydon should have been chosen for 'intensification'.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Finally, the draft Local Plan identifies two other areas of Shirley as locations where the Council wants to see "focussed intensification associated with gradual change of area's local character" under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals). It goes on to describe what this means:

"New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas" (page 132, Croydon Local Plan Detailed Policies & Proposals).

The two areas are the Shirley Road Shopping Parade and the Shirley local centre (the area around Shirley Library) (page 166, Croydon Local Plan Detailed Policies & Proposals). The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and we are objecting to it.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3785/01/013/DM31  
(Table 11.2)/O

Jenny Greenland

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

The idea that the largely semi-detached buildings in residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I object to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3789/01/010/DM31  
(Table 11.2)/O

Mr Paul Slaughter

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

First, the draft Local Plan identifies two areas of Shirley as locations where the Council wants to see “focussed intensification associated with gradual change of area’s local character” under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals). Happily the document also explains what this means. Unhappily, it appears to mean exactly what it says – that it is the aim of your team to materially change the character of the local area. If it was an area which had problems, which needed to be helped up, which was suffering unduly from the privations of the tight financial climate then perhaps, perhaps, it would be understandable, if still unacceptable. But the area you are talking about is none of those things – it is a nice residential district with nice shops and a pleasant atmosphere. An area to which people move specifically because of its character, and area which people love.

Croydon’s suburbs will have sustainably grown to accommodate homes to contribute to the borough’s housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council’s website on the evidence base pages which support the Croydon Local Plan.

the draft Local Plan identifies two other areas of Shirley as locations where the Council wants to see "focussed intensification associated with gradual change of area's local character" under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals) - it goes on to describe what this means: New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas' (page 132, Croydon Local Plan Detailed Policies & Proposals). The two areas are the Shirley Road Shopping Parade and the Shirley local centre (the area around Shirley Library). The former is quite tightly drawn and, therefore, I can not think of a reason to object to it, but the latter includes not just the Wickham Road itself but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way (page 166, Croydon Local Plan Detailed Policies & Proposals). The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I object to it very strongly.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3825/01/008/DM31  
(Table 11.2)/S

Yasmeen Hanifa

Support

Soundness -  
Justified

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I write to you having received this email from Gavin Barwell MP, the tone of which I find inflammatory and discriminatory towards the Gypsy and Traveller communities, and smacks of "not in my backyard".

I write as a resident of Addiscombe who recognises the huge problem of lack of affordable housing to buy and to rent in London promulgated by this Conservative government and the previous coalition government.

I fully support Croydon Council's proposals.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3857/01/004/DM31  
(Table 11.2)/O

Mr Neil Morrison

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I am concerned that I cannot find further information regarding the development at Shirley Library I don't think we need to despoil an area for the sake of having a new development for a developer to make increased profits and these are parts of the community used by a good number of residents and are in fact centres of the community Doctors Library.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3858/01/002/DM31  
(Table 11.2)/O

Mr Nicholas Barnes

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

Having read both local plans for the Shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.

None of these plans will benefit Shirley and I object to them all.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)	Change
Setting of the Shirley Local Centre		<p>I have considered details of the proposed Croydon Local Plan and have the following objections on the basis that they will:</p> <ul style="list-style-type: none"><li>detract from the local areas,</li><li>dramatically change the local areas,</li><li>dramatically change the character of local areas,</li><li>have a significant adverse effect on an already overloaded infrastructure, including roads, public transport, public open space, environment and emergency, health and support services.</li></ul> <p>3. I object to the proposed replacement of low rise, terraced, semi detached, and detached properties with medium and high rise properties in the Shirley area, Addington and Forestdale area, New Addington area, Addiscombe and East Croydon area.</p> <p>4. I object to the proposed increased building capacity and density in the Shirley area, Addington and Forestdale area, New Addington area, Addiscombe and East Croydon area.</p>	<p>Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.</p>

3865/01/010/DM31  
(Table 11.2)/O

Ms M Kaczanowski

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

Below is a list of our objections:  
4. Policy DM 31.4 - Intensification of  
development in South Croydon,  
Kenley, Purley, Sanderstead - more  
new developments on these sites will  
change character of the areas and  
put local communities at risk.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I understand that there are two areas in Shirley where four storey buildings are planned: Shirley Road Shopping Parade and the area around the Shirley Library. Whilst I don't object to the Shirley Road development, the latter includes not just Wickham Road itself but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way, and Devonshire Way (page 166, Croydon Local Plan Detailed Policies & Proposals). The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I object to it very strongly.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3892/01/010/DM31  
(Table 11.2)/O

Ms M Bailey

Object

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

The idea of knocking down semi-detached houses and replacing with medium-rise blocks is totally unacceptable and I object to most strongly as it will completely destroy the area and character of Shirley, and Forestdale. This again increases pressure on local roads, public transport, schools and NHS facilities.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3893/01/014/DM31  
(Table 11.2)/O

Jan Payne

Object

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

I object to the focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley local centre.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3904/01/004/DM31  
(Table 11.2)/O

Mr & Mrs Golbourn

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I also object strongly to the proposed development of the Shirley Road Shopping Parade and Shirley local centre (Policy DM31.4). Shirley is made up of mostly semi-detached houses in residential roads. To replace these very functional and beautiful houses with medium rise blocks will change the entire character of Shirley. It will only serve to lead to further development in an already well populated area.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

The roads within the identified area are predominantly semi-detached properties on small/medium plots and terraced properties on small/medium size plots. In another part of the policy, the Council states that 3-bed properties are predominantly required. DM38.1c states "complement the existing predominant building heights of 2 storeys up to a maximum of 4 storeys". I do not believe that this is possible to provide when you also need to add the associated grounds and required parking without totally changing the character of Shirley. The Council also states that this is a busy traffic area (consolidated borough character appraisal - Shirley/movement/points 4 & 5) also DM18.1 states "the Council also ensure the provision of community facilities". Both the Shirley Library and Hartland Surgery are within this area. I strongly object to this proposal and eagerly await the Council's response.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre. Replacing the existing shopping parade and the surrounding semi-detached housing with medium-rise blocks would completely change the character of the Shirley area;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3979/01/001/DM31  
(Table 11.2)/O

Ms Olive Anne Bowyer

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

I have been a Shirley Resident since 1966 and am aware of how the majority of Shirley residents feel about where they live. Ref. DM 31.4. Areas around Shirley Library. It is understood that you intend to replace semi detached houses with medium rise flats!! Who are these flats for? Does this mean compulsory purchase orders? Shirley is already densely populated and the traffic in Wickham Road is already over congested with regular traffic jams.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3983/01/001/DM31  
(Table 11.2)/O

Mr & Mrs Walsh

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

We are writing to you to voice our very real concerns and objections to your proposals to allow the development of up to four storeys along some of the Wickham Road, especially in the area around the library. Also your proposal for relaxing the rules with regard to allowing back-garden developments. We feel that these plans will totally alter the character of Shirley.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3985/01/001/DM31  
(Table 11.2)/O

Mr P Cook

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I wish to lodge my objection to the following proposal for Shirley Focussed Intensification. This proposal will be totally changing the character of the area. No consideration has been given to the people already living in the area.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

We are life long residents of Croydon. With reference to the local plan we would like to object to the following proposals:  
•DM40.1 - A skyscraper in Purley is total out of character for the town. Purley needs development but this is not the way to go about it.  
•DM40.4 - Purley Pool - whilst not objecting to this area being redeveloped it should include a swimming pool. Our children learnt to swim here and it is an important facility to the community. For instance our Farther uses it regularly. It has been vital to maintaining his health and he would not be able to travel to more distant pools.  
•DM44.2 - It is not appropriate to have a travellers site on green belt land. We believe it is important to protect all Green Belt land from development  
•DM31.4 - We are opposed to the intensification of these areas.

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3992/01/008/DM31  
(Table 11.2)/O

Patricia Wood

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

I object to the gradual change of the area's local character, the Council states it wants to see "focussed intensification" by allowing properties significantly larger than the existing ones to be built in Shirley Local Centre and Shirley Road under policy DM31.4.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4010/01/010/DM31  
(Table 11.2)/O

Mr R Morley-Smith

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4032/01/016/DM31  
(Table 11.2)/O

Ms S Lawson

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I strongly object to the areas listed  
being earmarked for 'intensification'  
as this will dramatically change the  
character of these areas.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4036/01/010/DM31  
(Table 11.2)/O

Ms S Wheeler-Kiley

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley local centre. Replacing the existing shopping parade and the surrounding semi-detached housing with medium-rise blocks would completely change the character of the Shirley area;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre. Replacing the existing shopping parade and the surrounding semi-detached housing with medium-rise blocks would completely change the character of the Shirley area;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

The draft Local Plan identifies two other areas of Shirley as locations where the Council wants to see "focussed intensification associated with gradual change of area's local character" under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals). It goes on to describe what this means: New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas" (page 132, Croydon Local Plan Detailed Policies & Proposals). The two areas are the Shirley Road Shopping Parade and the Shirley local centre (the area around Shirley Library). The former is quite tightly drawn and I therefore don't object to it, but the latter includes not just the Wickham Road itself but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way (page 166, Croydon Local Plan Detailed Policies & Proposals). The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I object to this very strongly.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4104/01/010/DM31  
(Table 11.2)/O

Terrence & Jacqueline Spriggs

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4114/01/010/DM31  
(Table 11.2)/O

Mr & Mrs Kaczanowski

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

Below is a list of our objections:  
4. Policy DM 31.4 - Intensification of  
development in South Croydon,  
Kenley, Purley, Sanderstead - more  
new developments on these sites will  
change character of the areas and  
put local communities at risk.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)  Setting of the Shirley Local Centre	Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.	The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Shirley, page 166, Shirley Road from Shirley Avenue to the BP Service Station and a further zone on Wickham Road from Verdayne Avenue to Cheston Avenue;	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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I understand that there are two areas in Shirley where four storey buildings are planned: Shirley Road Shopping Parade and the area around the Shirley Library. Whilst I don't object to the Shirley Road development, the latter includes not just Wickham Road itself but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way (page 166, Croydon Local Plan Detailed Policies & Proposals). The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I object to it very strongly.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4138/02/009/DM31  
(Table 11.2)/O

Ms S Rao

Object

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

I object to focussed intensification associated with gradual change of areas's local character under Policy DM31.4 of the Shirley Local Centre. Replacing the existing shopping parade and the surrounding semi-detached housing with medium-rise blocks would completely change the character of the Shirley Area.

Change

The policy 31.4 was withdrawn from the final draft of the Croydon Local Plan: Detailed Policies and Proposals in response to the new piece of evidence which was not available prior to consultation. The detailed Level 1 Strategic Flood Risk Assessment identified all six proposed areas of focussed intensification as being of a high risk of flooding (fluvial, surface and groundwater) therefore not suitable for intensification.

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I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:

4. focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Benneffs Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4150/01/011/DM31  
(Table 11.2)/O

Mr & Mrs Kennard

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

I am writing to object to Focussed intensification associated with gradual change of the local character of Shirley Policy DM31.4. The proposed changes would exacerbate the traffic problems in the Wickham Road referred to above. They would change the area from a community to one of apartments and commuters.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre. Replacing the existing shopping parade and the surrounding semi-detached housing with medium-rise blocks would completely change the character of the Shirley area;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Identification of two Shirley areas as suitable for "focussed intensification associated with gradual change of areas local character" under policy DM31.4  
The areas are the Shirley Road Shopping Parade and the Shirley Local Centre. The roads around Shirley Library are largely semi-detached housing, where families have lived for many years. It is a settled community and it is completely unacceptable the family houses should be replaced by medium-sized blocks of flats, which would completely change the area's character and disrupt the existing community. This has personal relevance, as the proposals cover the road where I have lived for the past 32 years.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

The local draft plan identifies two other areas of Shirley as locations where the Council wants to see "focused intensification associated with gradual change of the area's character". The two areas around Shirley Road Shopping Parade and the Shirley Library which have been targeted are roads of semi-detached houses where families have lived for years. It is a settled community and it is completely unacceptable that family houses should be replaced by medium-rise blocks of flats. The character of the area would change completely.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)	I object to:	Change
Setting of the Shirley Local Centre			6. focussed intensification associated with gradual change of the area's local character under Policy DM31.4 of the Shirley Road shopping parade and the Shirley Library local centre.	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4203/01/008/DM31  
(Table 11.2)/O

Mr J Beaven

Object

Soundness -  
Justified

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

I am writing to submit my objection to:

3. Focussed intensification  
associated with gradual change of  
area's local character under Policy  
DM31.4 of the Shirley Road  
Shopping Parade and Shirley local  
centre;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

The focussed intensification associated with the gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and the Shirley local centre. The idea that new development located in these areas, including local residential roads, could be significantly larger than existing buildings of up to four storeys is totally out of keeping with the area and would fundamentally change the character of Shirley. Such a significant change is disrespectful to existing residents who have chosen to live, contribute and build a strong local community in an established residential suburban area.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

As a local affected resident, I would like to register my comments and objection to the proposals as documented in the Croydon Local Plans CLP1.1 and CLP2

I object to the Proposed Policy DM31.4 Focussed Intensification Associated with Gradual Change of the Local Area around Shirley Local Centre. Including Wickham Avenue and Ridgemount Avenue.

I object to the relaxation of the planning regulations to allow the building of significantly larger structures in close proximity to the existing housing stock, comprising mainly bungalows and two storey semi-detached houses in residential roads in the area described as Shirley Local Centre, i.e. around the Shirley Library. The promoted character types of Medium rise blocks with associated grounds; Large buildings with spacing; and Large buildings with strong frontages; in this location would look out of character and is unacceptable. These types of developments in the wrong locations would adversely affect the character of Shirley both now and for future generations.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations,
4. If High density residential accommodation were provided there would be insufficient area for communal open space allocation.
5. The local road network and Width could not cope with high residential density proposal and the likely car ownership and on street parking.
6. If these proposals were to become the Croydon Plan adopted policy, it would place Planning blight on all properties as defined in DM31.4 until the year 2036.
7. I recommend that consultation documents of such importance are given much wider publicity.

I do not object to the development plans for the Shirley Road Shopping Parade provided that any expansion is along the A232 and does not affect the existing residential areas.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

As a local affected resident, I would like to register my comments and objection to the proposals as documented in the Croydon Local Plans CLP1.1 and CLP2

I object to the Proposed Policy DM31.4 Focussed Intensification Associated with Gradual Change of the Local Area around Shirley Local Centre. Including Wickham Avenue and Ridgemount Avenue.

I object to the relaxation of the planning regulations to allow the building of significantly larger structures in close proximity to the existing housing stock, comprising mainly bungalows and two storey semi-detached houses in residential roads in the area described as Shirley Local Centre, i.e. around the Shirley Library. The promoted character types of Medium rise blocks with associated grounds; Large buildings with spacing; and Large buildings with strong frontages; in this location would look out of character and is unacceptable. These types of developments in the wrong locations would adversely affect the character of Shirley both now and for future generations.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations,
4. If High density residential accommodation were provided there would be insufficient area for communal open space allocation.
5. The local road network and Width could not cope with high residential density proposal and the likely car ownership and on street parking.
6. If these proposals were to become the Croydon Plan adopted policy, it would place Planning blight on all properties as defined in DM31.4 until the year 2036.
7. I recommend that consultation documents of such importance are given much wider publicity.

I do not object to the development plans for the Shirley Road Shopping Parade provided that any expansion is along the A232 and does not affect the existing residential areas.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I object to the focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4228/01/014/DM31  
(Table 11.2)/O

Sheila Newman

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre. Replacing the existing shopping parade and the surrounding semi-detached housing with medium-rise blocks would completely change the character of the Shirley area;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

As a local affected resident, I would like to register my comments and objection to the proposals as documented in the Croydon Local Plans CLP1.1 and CLP2

I object to the Proposed Policy DM31.4 Focussed Intensification Associated with Gradual Change of the Local Area around Shirley Local Centre. Including Wickham Avenue and Ridgemount Avenue.

I object to the relaxation of the planning regulations to allow the building of significantly larger structures in close proximity to the existing housing stock, comprising mainly bungalows and two storey semi-detached houses in residential roads in the area described as Shirley Local Centre, i.e. around the Shirley Library. The promoted character types of Medium rise blocks with associated grounds; Large buildings with spacing; and Large buildings with strong frontages; in this location would look out of character and is unacceptable. These types of developments in the wrong locations would adversely affect the character of Shirley both now and for future generations.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations,
4. If High density residential accommodation were provided there would be insufficient area for communal open space allocation.
5. The local road network and Width could not cope with high residential density proposal and the likely car ownership and on street parking.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4234/01/001/DM31  
(Table 11.2)/O

Mr P Pervall

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

It is a private owned sheltered accomodation for the elderly. There is no way we can do without the shops in walking distance. If you pull them down the dust and dirt would be bad for all, our health etc. More people put into this area would require more parking spaces, not less. The library is the hub of my life as I cannot go far at 83. Pulling down more houses would alter Shirley forever.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4245/01/011/DM31  
(Table 11.2)/O

Mr & Mrs Maguire

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

Focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre. The proposals to allow building of medium rise blocks would completely change the character of Shirley and is unacceptable.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre. Replacing the existing shopping parade and the surrounding semi-detached housing with medium-rise blocks would completely change the character of the Shirley area;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

As a local affected resident, I would like to register my comments and objection to the proposals as documented in the Croydon Local Plans CLP1.1 and CLP2

I object to the Proposed Policy DM31.4 Focussed Intensification Associated with Gradual Change of the Local Area around Shirley Local Centre. Including Wickham Avenue and Ridgemount Avenue.

I object to the relaxation of the planning regulations to allow the building of significantly larger structures In close proximity to the existing housing stock, comprising mainly bungalows and two storey semi-detached houses in residential roads in the area described as Shirley Local Centre, i.e. around the Shirley Library. The promoted character types of Medium rise blocks with associated grounds; Large buildings with spacing; and Large buildings with strong frontages; in this location would look out of character and is unacceptable. These types of developments In the wrong locations would adversely affect the character of Shirley both now and for future generations.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations,
4. If High density residential accommodation were provided them would be insufficient area for communal open space allocation.
5. The local road network and Width could not cope with high residential density proposal and the likely car ownership and on street parking.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4309/01/001/DM31  
(Table 11.2)/O

Mrs Rita Evans

Object

DM31 (Table 11.2)  
  
Setting of the Shirley  
Local Centre

As a long term resident of Shirley, since 1969, I am appalled at your proposals for focussed intensification associated with gradual change of area's local character. Although I and other local people appreciate the need for housing, surely it is part of your responsibility as a Council to respect the views of your residents and to conserve good local character, not to bull-doze it in favour of such inappropriate redevelopment? Shirley is recognised as a prime example of excellent inter-war development. It would seem our Council is determined to destroy this asset and replace it with anonymity.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4312/01/009/DM31  
(Table 11.2)/O

Doreen Jansen

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

Objection to the focussed  
Intensification - Policy DM31.4 of the  
Shirley Road Shopping Parade and  
Shirley Local Centre. This will totally  
change the character of the Shirley  
area and damage communities  
without consideration for what the  
people of those areas need. It will  
create an artificial town centre by  
removing groups need. It will create  
an artificial town centre by removing  
groups of e.g. villages, a hallmark of  
Shirley.

Change

Croydon's suburbs will have  
sustainably grown to  
accommodate homes to  
contribute to the borough's  
housing need. The challenge  
for the Croydon Local Plan is  
to enable growth and  
regeneration in the local  
context while recognising the  
local character and  
distinctiveness. To achieve  
this this designation will be  
amended so that it applies to  
the buildings along Wickham  
Road and Shirley Road  
(combining the area with that  
of Shirley Shopping Parade),  
key corner plots and  
excludes the majority of  
residential streets away from  
the main roads. The  
objective of policy DM31.4 is  
to maximise use of the  
existing growth capacity, to  
focus growth in sustainable  
locations and to support a  
smart spatial vision for the  
borough. Spatially,  
additional growth would  
strengthen the potential for  
further development of  
public transport and other  
uses which require a certain  
level of localised demand.  
The proposed areas meet  
criteria referring to  
infrastructure availability and  
accessibility; deliverability of  
growth based on local  
character. The policy opens  
up opportunities for more  
intensive development in  
selected areas and enables  
gradual change of character  
over time. It would also  
positively encourage spatial  
quality and distinctiveness of  
Croydon local and  
neighbourhood centres. The  
complete review is available  
on the Council's website on  
the evidence base pages  
which support the Croydon  
Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)	I object to:	Change
Setting of the Shirley Local Centre			6. focussed intensification associated with gradual change of the area's local character under Policy DM31.4 of the Shirley Road shopping parade and the Shirley Library local centre.	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre. Replacing the existing shopping parade and the surrounding semi-detached housing with medium-rise blocks would completely change the character of the Shirley area;

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As a local affected residents we would like to register our comments and objection to the proposals as documented in the Croydon Local Plans CLP1.1 and CLP2

We object to the Proposed Policy DM31.4 Focussed Intensification Associated with Gradual Change of the Local Area around Shirley Local Centre. Including Wickham Avenue and Ridgemount Avenue.

We object to the relaxation of the planning regulations to allow the building of significantly larger structures in close proximity to the existing housing stock, comprising mainly bungalows and two storey semi-detached houses in residential roads in the area described as Shirley Local Centre, i.e. around the Shirley Library. The promoted character types of Medium rise blocks with associated grounds; Large buildings with spacing; and Large buildings with strong frontages; in this location would look out of character and is unacceptable. These types of developments in the wrong locations would adversely affect the character of Shirley both now and for future generations.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations,
4. If High density residential accommodation were provided there would be insufficient area for communal open space allocation.
5. The local road network and Width could not cope with high residential density proposal and the likely car ownership and on street parking.
6. If these proposals were to become the Croydon Plan adopted policy, it would place Planning blight on all properties as defined in DM31.4 until the year 2036.
7. I recommend that consultation documents of such importance are given much wider publicity.

I do not object to the development plans for the Shirley Road Shopping Parade provided that any expansion is along the A232 and does not affect the existing residential areas.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

As a local affected resident, I would like to register my comments and objection to the proposals as documented in the Croydon Local Plans CLP1.1 and CLP2

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1 Proposed Policy DM31.4 Focussed Intensification Associated with Gradual Change of the Local Area around Shirley Local Centre, including Wickham Road and Ridgemount Avenue  
I object to the relaxation of the planning regulations to allow the building of significantly larger structures in close proximity to the existing housing stock, comprising mainly bungalows and two storey semi-detached houses in residential roads in the area described as Shirley Local Centre, i.e. around the Shirley Library. The promoted character types of: Medium rise blocks with associated grounds; Large buildings with spacing; and Large buildings with strong frontages; in this location would look out of character and is unacceptable. These types of developments in the wrong locations would adversely affect the character of Shirley both now and for future generations. For the reasons given above:

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focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre. Replacing the existing shopping parade and the surrounding semi-detached housing with medium-rise blocks would completely change the character of the Shirley area;

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focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre;  
We do not need intensified build up of the local area: I was walking along the Wickham Road recently and was praying like mad that the Council would do something about the fumes because they are most unpleasant to inhale. When my parents moved from Camberwell to Shirley many years ago, it was in the fond hope that the prevailing atmosphere in Shirley would be a lot healthier than that found in Camberwell. Some hopes! Now the Labour council is just seeking to impose more fumes and a less healthy way of life upon us! I object!

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4605/01/011/DM31  
(Table 11.2)/O

Natalie Sayers

Object

DM31 (Table 11.2)

Setting of the Shirley  
Local Centre

focussed intensification associated  
with gradual change of area's local  
character under Policy DM31.4 of the  
Shirley Road Shopping Parade and  
Shirley local centre

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object	Soundness - Justified	DM31 (Table 11.2)	Change
Setting of the Shirley Local Centre	I wish to protest vehemently about your plans to destroy Shirley which is a village by building hundred of homes and setting up a Gypsy and Traveller site. You will destroy the Green Belt and increase the traffic in the area thus polluting the environment and the air we breathe.		Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

The focussed intensification associated with the gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and the Shirley local centre. The idea that new development located in these areas, including local residential roads, could be significantly larger than existing buildings of up to four storeys is totally out of keeping with the area and would fundamentally change the character of Shirley. Such a significant change is disrespectful to existing residents who have chosen to live, contribute and build a strong local community in an established residential suburban area.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

0203/03/039/DM31.1/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM31.1	House extensions should not be allowed to extend up to property boundaries, because as mentioned above this can rapidly change the street scene by changing roads of semi-detached properties into roads of continuous terraced houses. It can also cause problems to existing wild life particularly in areas like Coulsdon.	No change	Gradual renewal of housing stock is led by individual developers. Policy 31.1 in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework will guide design solutions. Spacing between buildings is an integral component of many local character types and therefore will be protected in relevant areas. Detailed information about particular local character types is available on the Council's website on the evidence base pages supporting the Croydon Local Plan	
0203/03/033/DM31.1/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM31.1	Housing Renewal : We support the demolition of old life expired large properties and their replacement with a greater number of smaller houses, apartments and flats on the same site provided that this does not lead to overcrowding. We believe this is more desirable than turning large unsuitable properties into multiple occupation. We are opposed to the replacement of existing good quality property that is not life expired and still suitable for occupation as this can radically alter the existing street scene.	No change	Gradual renewal of housing stock is led by individual developers. Policy 31.1 in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework will guide design solutions. The principle of converting larger properties into smaller dwellings is supported by the plan due to relatively low impact of such transformations on existing character of the area.	
2199/01/008/DM31.1/O	August & Wendy Kolster	Object	DM31.1	5."Intensification"  We are of course aware that there is pressure to build more housing but we believe that at this point in time this can for the most part only be done at the expense of the current living environment. Cramming ever more smaller houses or apartments into small plots of land with completely insufficient car parking facilities cannot be a vision for a good quality of life.  Similarly, proposals such as the Purley sky scraper would do serious damage to the Purley environment, not only visually but also in terms of traffic congestion and, yet again, parking problems.  Surely it must be recognised that at some point the borough is effectively "saturated" and that further development will be very detrimental to the quality of life in the borough. We believe that this point has now pretty much been reached.	Surely it must be recognised that at some point the borough is effectively "saturated" and that further development will be very detrimental to the quality of life in the borough. We believe that this point has now pretty much been reached.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Gradual renewal of housing stock is led by individual developers. Policy 31.1 in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework will guide design solutions.

2842/01/059/DM31.1/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM31.1	Insufficient protection has been to the character of Shirley in respect of its separation of buildings and length of gardens and scale and proportions of homes, including the ratio of sizes of windows to walls.		No change	This is covered by general policies about urban design and local character with reference to the Borough Character Appraisal.
3754/01/007/DM31.1/O	Myra Rand	Object		DM31.1	I fully oppose the proposals to build high rise buildings. I fully support Gavin Barwell's objections.		No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Gradual renewal of housing stock is led by individual developers. Policy 31.1 in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework will guide design solutions.
1926/01/020/DM31.2/O	Councillor Luke Clancy	Object	Soundness - Justified	DM31.2	There should not be a blanket policy to allow three storey development across the borough, as it will destroy the existing character of the 16 places.	Policy DM31.2: Positive Character of the Places of Croydon, should be amended so that it only applies to areas where there is already a predominance of three storey buildings or at least a mixed character.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The policy encourages the height of minimum three storeys to impose more efficient use of valuable land in the context of general shortage of developable plots. In case of existing housing stock, the predominant height of single family dwellings in the borough is two storeys plus pitched roof. Roof extensions are one of the most common ways residents increase their living space, by effectively adding one storey. The policy makes clear that such an increase in height would be acceptable, subject to design.

1993/01/011/DM31.2/O	Graham & Kate Marsden	Object	Soundness - Justified	DM31.2	Object most strongly where these proposals will fundamentally damage the nature of the designated area in Shirley. It is difficult to see how para 11.16 and 11.12 are compatible.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The policy encourages the height of minimum three storeys to impose more efficient use of valuable land in the context of general shortage of developable plots. In case of existing housing stock, the predominant height of single family dwellings in the borough is two storeys plus pitched roof. Roof extensions are one of the most common ways residents increase their living space, by effectively adding one storey. The policy makes clear that such an increase in height would be acceptable, subject to design.
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2056/01/008/DM31.2/O	Councillor Dudley Mead <i>London Borough of Croydon</i>	Object		DM31.2	Policy DM31.2: Positive Character of the Places of Croydon, should be amended so that it only applies to areas where there is already a predominance of three storey buildings or at least a mixed character. There should not be a blanket policy to allow three storey development across the borough, as it will destroy the existing character of the 16 places	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The policy encourages the height of minimum three storeys to impose more efficient use of valuable land in the context of general shortage of developable plots. In case of existing housing stock, the predominant height of single family dwellings in the borough is two storeys plus pitched roof. Roof extensions are one of the most common ways residents increase their living space, by effectively adding one storey. The policy makes clear that such an increase in height would be acceptable, subject to design.
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2062/01/020/DM31.2/O	Councillor Jason Perry <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM31.2	There should not be a blanket policy to allow three storey development across the borough, as it will destroy the existing character of the 16 places.	Policy DM31.2: Positive Character of the Places of Croydon, should be amended so that it only applies to areas where there is already a predominance of three storey buildings or at least a mixed character.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The policy encourages the height of minimum three storeys to impose more efficient use of valuable land in the context of general shortage of developable plots. In case of existing housing stock, the predominant height of single family dwellings in the borough is two storeys plus pitched roof. Roof extensions are one of the most common ways residents increase their living space, by effectively adding one storey. The policy makes clear that such an increase in height would be acceptable, subject to design.
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2071/01/020/DM31.2/O	Councillor Mario Creatura <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM31.2	There should not be a blanket policy to allow three storey development across the borough, as it will destroy the existing character of the 16 places.	Policy DM31.2: Positive Character of the Places of Croydon, should be amended so that it only applies to areas where there is already a predominance of three storey buildings or at least a mixed character.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The policy encourages the height of minimum three storeys to impose more efficient use of valuable land in the context of general shortage of developable plots. In case of existing housing stock, the predominant height of single family dwellings in the borough is two storeys plus pitched roof. Roof extensions are one of the most common ways residents increase their living space, by effectively adding one storey. The policy makes clear that such an increase in height would be acceptable, subject to design.
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2128/03/001/DM31.2/O	Cllr Steve O'Connell AM	Object	DM31.2	Positive Character of the Places of Croydon, should be amended so that it only applies to areas where there is already a predominance of three storey buildings or at least a mixed character. There should not be a blanket policy to allow three storey development across the borough, as it will destroy the existing character of the 16 places.	There should not be a blanket policy to allow three storey development across the borough.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The policy encourages the height of minimum three storeys to impose more efficient use of valuable land in the context of general shortage of developable plots. In case of existing housing stock, the predominant height of single family dwellings in the borough is two storeys plus pitched roof. Roof extensions are one of the most common ways residents increase their living space, by effectively adding one storey. The policy makes clear that such an increase in height would be acceptable, subject to design.
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2177/01/006/DM31.2/O	Miss Vanessa Garner <i>Network Rail Infrastructure Limited</i>	Object	DM31.2	DM31.2 states that 'The Council encourages the increase of height to 3 storeys of developments across the borough, subject to high quality design, other policies' compliance and cumulative impact on community and transport infrastructure.' It is not clear where the justification is for a 3 storey restriction. Height should be assessed on a site by site basis, as set out elsewhere in the policy document.		No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The policy encourages the height of minimum three storeys to impose more efficient use of valuable land in the context of general shortage of developable plots. In case of existing housing stock, the predominant height of single family dwellings in the borough is two storeys plus pitched roof. Roof extensions are one of the most common ways residents increase their living space, by effectively adding one storey. The policy makes clear that such an increase in height would be acceptable, subject to design.
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2448/01/020/DM31.2/O	Andy Stranack <i>Croydon Council</i>	Object	Soundness - Justified	DM31.2	There should not be a blanket policy to allow three storey development across the borough, as it will destroy the existing character of the 16 places.	Policy DM31.2: Positive Character of the Places of Croydon, should be amended so that it only applies to areas where there is already a predominance of three storey buildings or at least a mixed character.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The policy encourages the height of minimum three storeys to impose more efficient use of valuable land in the context of general shortage of developable plots. In case of existing housing stock, the predominant height of single family dwellings in the borough is two storeys plus pitched roof. Roof extensions are one of the most common ways residents increase their living space, by effectively adding one storey. The policy makes clear that such an increase in height would be acceptable, subject to design
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2635/01/012/DM31.2/O	Paul Sandford <i>Bourne Society</i>	Object		DM31.2	Policy DM31.2: Positive Character of the Places of Croydon, should be amended so that it only applies to areas where there is already a predominance of three storey buildings or at least a mixed character. There should not be a blanket policy to allow three storey development across the borough, as it will destroy the existing character of the 16 places		No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The policy encourages the height of minimum three storeys to impose more efficient use of valuable land in the context of general shortage of developable plots. In case of existing housing stock, the predominant height of single family dwellings in the borough is two storeys plus pitched roof. Roof extensions are one of the most common ways residents increase their living space, by effectively adding one storey. The policy makes clear that such an increase in height would be acceptable, subject to design.
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2775/01/020/DM31.2/O	Cllr Tim Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM31.2	There should not be a blanket policy to allow three storey development across the borough, as it will destroy the existing character of the 16 places.	Policy DM31.2: Positive Character of the Places of Croydon, should be amended so that it only applies to areas where there is already a predominance of three storey buildings or at least a mixed character.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The policy encourages the height of minimum three storeys to impose more efficient use of valuable land in the context of general shortage of developable plots. In case of existing housing stock, the predominant height of single family dwellings in the borough is two storeys plus pitched roof. Roof extensions are one of the most common ways residents increase their living space, by effectively adding one storey. The policy makes clear that such an increase in height would be acceptable, subject to design
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2776/01/020/DM31.2/O	Cllr Helen Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM31.2	There should not be a blanket policy to allow three storey development across the borough, as it will destroy the existing character of the 16 places.	Policy DM31.2: Positive Character of the Places of Croydon, should be amended so that it only applies to areas where there is already a predominance of three storey buildings or at least a mixed character.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The policy encourages the height of minimum three storeys to impose more efficient use of valuable land in the context of general shortage of developable plots. In case of existing housing stock, the predominant height of single family dwellings in the borough is two storeys plus pitched roof. Roof extensions are one of the most common ways residents increase their living space, by effectively adding one storey. The policy makes clear that such an increase in height would be acceptable, subject to design
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2812/01/020/DM31.2/O	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM31.2	There should not be a blanket policy to allow three storey development across the borough, as it will destroy the existing character of the 16 places.	Policy DM31.2: Positive Character of the Places of Croydon, should be amended so that it only applies to areas where there is already a predominance of three storey buildings or at least a mixed character.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The policy encourages the height of minimum three storeys to impose more efficient use of valuable land in the context of general shortage of developable plots. In case of existing housing stock, the predominant height of single family dwellings in the borough is two storeys plus pitched roof. Roof extensions are one of the most common ways residents increase their living space, by effectively adding one storey. The policy makes clear that such an increase in height would be acceptable, subject to design
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2829/01/020/DM31.2/O	Cllr Margaret Mead <i>Croydon Council</i>	Object	Soundness - Justified	DM31.2	There should not be a blanket policy to allow three storey development across the borough, as it will destroy the existing character of the 16 places.	Policy DM31.2: Positive Character of the Places of Croydon, should be amended so that it only applies to areas where there is already a predominance of three storey buildings or at least a mixed character.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The policy encourages the height of minimum three storeys to impose more efficient use of valuable land in the context of general shortage of developable plots. In case of existing housing stock, the predominant height of single family dwellings in the borough is two storeys plus pitched roof. Roof extensions are one of the most common ways residents increase their living space, by effectively adding one storey. The policy makes clear that such an increase in height would be acceptable, subject to design
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2841/01/013/DM31.2/C	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Comment		DM31.2	Policy DM31.2: Positive Character of the Places of Croydon, should be amended so that it only applies to areas where there is already a predominance of three storey buildings or at least a mixed character. There should not be a blanket policy to allow three storey development across the borough, as it will destroy the existing character of the 16 places.		No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The policy encourages the height of minimum three storeys to impose more efficient use of valuable land in the context of general shortage of developable plots. In case of existing housing stock, the predominant height of single family dwellings in the borough is two storeys plus pitched roof. Roof extensions are one of the most common ways residents increase their living space, by effectively adding one storey. The policy makes clear that such an increase in height would be acceptable, subject to design.
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2842/01/020/DM31.2/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM31.2	There should not be a blanket policy to allow three storey development across the borough, as it will destroy the existing character of the 16 places.	Policy DM31.2: Positive Character of the Places of Croydon, should be amended so that it only applies to areas where there is already a predominance of three storey buildings or at least a mixed character.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The policy encourages the height of minimum three storeys to impose more efficient use of valuable land in the context of general shortage of developable plots. In case of existing housing stock, the predominant height of single family dwellings in the borough is two storeys plus pitched roof. Roof extensions are one of the most common ways residents increase their living space, by effectively adding one storey. The policy makes clear that such an increase in height would be acceptable, subject to design.
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3430/01/020/DM31.2/O	Mr Donald Speakman	Object	Soundness - Justified	DM31.2	There should not be a blanket policy to allow three storey development across the borough, as it will destroy the existing character of the 16 places.	Policy DM31.2: Positive Character of the Places of Croydon, should be amended so that it only applies to areas where there is already a predominance of three storey buildings or at least a mixed character.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The policy encourages the height of minimum three storeys to impose more efficient use of valuable land in the context of general shortage of developable plots. In case of existing housing stock, the predominant height of single family dwellings in the borough is two storeys plus pitched roof. Roof extensions are one of the most common ways residents increase their living space, by effectively adding one storey. The policy makes clear that such an increase in height would be acceptable, subject to design.
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3699/01/020/DM31.2/O	Cllr J Cummings	Object	Soundness - Justified	DM31.2	There should not be a blanket policy to allow three storey development across the borough, as it will destroy the existing character of the 16 places.	Policy DM31.2: Positive Character of the Places of Croydon, should be amended so that it only applies to areas where there is already a predominance of three storey buildings or at least a mixed character.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The policy encourages the height of minimum three storeys to impose more efficient use of valuable land in the context of general shortage of developable plots. In case of existing housing stock, the predominant height of single family dwellings in the borough is two storeys plus pitched roof. Roof extensions are one of the most common ways residents increase their living space, by effectively adding one storey. The policy makes clear that such an increase in height would be acceptable, subject to design.
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3804/01/018/DM31.2/C	Cllr L Hale London Borough of Croydon	DM31.2	Policy DM31.2: Positive Character of the Places of Croydon, should be amended so that it only applies to areas where there is already a predominance of three storey buildings or at least a mixed character. There should not be a blanket policy to allow three storey development across the borough, as it will destroy the existing character of the 16 places	Policy DM31.2: Positive Character of the Places of Croydon, should be amended so that it only applies to areas where there is already a predominance of three storey buildings or at least a mixed character. There should not be a blanket policy to allow three storey development across the borough, as it will destroy the existing character of the 16 places	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The policy encourages the height of minimum three storeys to impose more efficient use of valuable land in the context of general shortage of developable plots. In case of existing housing stock, the predominant height of single family dwellings in the borough is two storeys plus pitched roof. Roof extensions are one of the most common ways residents increase their living space, by effectively adding one storey. The policy makes clear that such an increase in height would be acceptable, subject to design.
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3897/01/011/DM31.2/O	Cllr M Neal	Object	DM31.2	Policy DM31.2: Positive Character of the Places of Croydon, should be amended so that it only applies to areas where there is already a predominance of three storey buildings or at least a mixed character. There should not be a blanket policy to allow three storey development across the borough, as it will destroy the existing character of the 16 places.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The policy encourages the height of minimum three storeys to impose more efficient use of valuable land in the context of general shortage of developable plots. In case of existing housing stock, the predominant height of single family dwellings in the borough is two storeys plus pitched roof. Roof extensions are one of the most common ways residents increase their living space, by effectively adding one storey. The policy makes clear that such an increase in height would be acceptable, subject to design.
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4117/01/011/DM31.2/O	Cllr S Brew	Object		DM31.2	Policy DM31.2: Positive Character of the Places of Croydon, should be amended so that it only applies to areas where there is already a predominance of three storey buildings or at least a mixed character. There should not be a blanket policy to allow three storey development across the borough, as it will destroy the existing character of the 16 places.		No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The policy encourages the height of minimum three storeys to impose more efficient use of valuable land in the context of general shortage of developable plots. In case of existing housing stock, the predominant height of single family dwellings in the borough is two storeys plus pitched roof. Roof extensions are one of the most common ways residents increase their living space, by effectively adding one storey. The policy makes clear that such an increase in height would be acceptable, subject to design.
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4125/01/020/DM31.2/O	Councillor M Fisher	Object	Soundness - Justified	DM31.2	There should not be a blanket policy to allow three storey development across the borough, as it will destroy the existing character of the 16 places.	Policy DM31.2: Positive Character of the Places of Croydon, should be amended so that it only applies to areas where there is already a predominance of three storey buildings or at least a mixed character.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The policy encourages the height of minimum three storeys to impose more efficient use of valuable land in the context of general shortage of developable plots. In case of existing housing stock, the predominant height of single family dwellings in the borough is two storeys plus pitched roof. Roof extensions are one of the most common ways residents increase their living space, by effectively adding one storey. The policy makes clear that such an increase in height would be acceptable, subject to design.
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0092/02/018/DM31.4/O

Riddlesdown Residents Associatio

Object

DM31.4

In Policy DM31.4 (page 126 – CLP2) some parts of Kenley, Purley, Sanderstead and South Croydon are earmarked for "intensification" or in other words allow more building. This will change the character of those areas and we object.

These areas should not be identified as being suitable for intensification.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I appeal to you to fully document all of the proposed sites for "Intensification" (DM31.4) and explain why they have been selected when other areas (e.g. London Rd, Portland Rd, Lodge Lane & Parkway) have not been included. Where are the plans for the reconstruction of sites damaged in the Riots? For example fig 7.2 on page 88 of Preferred and Alternative Options and fig 7.12 on page 108 make no mention of the proposed areas of "Intensification" that were included on the display screens at public meetings.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

0120/02/018/DM31.4/O

Addiscombe Residents Associatio

Object

DM31.4

We are aware of the difficulties the residents have had in the area between Canning Road and Cherry Orchard Road and Lower Addiscombe and Addiscombe Road. This area has been neglected in the past. The owners of the properties have been discouraged maintain their properties possibly because of uncertainty, waiting for the grand plans around East Croydon to materialise- this has been the case for more then 20 years. The area is predominantly small homes, semi detached and some detached. Same will happen in DM31.4 if it is approved and it should not be under any circumstances.

Object against approval of DM31.4 due to detrimental impact on surrounding smaller scale areas. Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

0203/01/024/DM31.4/S	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Support	DM31.4	We support the demolition of old life expired large properties and their replacement with a greater number of smaller houses, apartments and flats on the same site provided that this does not lead to overcrowding. We believe this is more desirable than turning large unsuitable properties into multiple occupation.	Older larger properties should be demolished and replaced with a greater density of development.	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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0203/01/025/DM31.4/O Mr Charles King  
*East Coulsdon Residents' Associat*

Object

DM31.4

We are opposed to the replacement of existing good quality property that is not life expired and still suitable for occupation as this can radically alter the existing street scene.

Properties in good condition should not be replaced. Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1793/01/005/DM31.4/O	Amit Patel <i>BK Financial Management Limited</i>	Object	DM31.4	In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for "intensification" which is a euphemism for more building. This will change the character of those areas and should be opposed.	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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I totally disagree to the following planning applications which would spoil the character of our local environment and threaten our green belt. I choose to live in an area that is peaceful and quiet and resent the changes that are being forced upon me. In the spirit of true democracy I wish to make clear my objection to the following developments -  
Policy DM2 (p18); Policy DM40.1 (p166);  
Policy 40.4, Table 11.3, Site 30 (p168) ; Policy 40.4, Table 11.3, Site 61 (p168). ; Policy DM41.3, Table 11.14, site 306 (p171); Policy DM44.2, Table 11.17, site 661 (p179). ; Policy DM44.2, Table 11.17, site 662 (p179); Policy DM28 (p115-116); Policy DM35, Table 11.8, Site 945 (p146); and Policy DM31.4 (p126)

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Its treatment of areas in Kenley, Sanderstead and South Croydon should be treated with respect and not allowed to be crammed with more development ,the character of these areas should be protected and not exploited

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I object to the focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

More Protection; Less "Intensification"

In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for "intensification" – which is a euphemism for more building. This will change the character of those areas for the worse not better and should not be approved.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for "intensification" – which is a euphemism for more building. This will change the character of those areas and should be opposed.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1915/01/001/DM31.4/O Andrew Hilton

Object

DM31.4

I am concerned about the proposals in DM31.4 regarding certain areas losing the current Local Area of Special Heritage status and not being reclassified as a Local Heritage Area. The plan mentions 'intensification' which seems to suggest increased building. This would undoubtedly change the character of these areas so I wish to register my objection to these proposals.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

1916/01/013/DM31.4/O	Andrew Hird	Object	DM31.4	In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for "intensification" – which is a euphemism for more building. This will change the character of these areas significantly and should not take place.	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
1949/01/003/DM31.4/C	Beth Havelock <i>Transport for London</i>	Comment	DM31.4	In meeting this increased housing target TfL would welcome further discussions with the council about how development could be intensified around current and future transport links and nodes, for example plans to expand and increase capacity of the tram network could provide an opportunity for higher density or potential change of use or changes to the mixture of uses. TfL would be pleased to discuss this further with the council.	Change	The Council would welcome discussions with TfL about how development could be intensified around current and future transport links and nodes.

2015/01/006/DM31.4/O Mrs Jane M. Smith

Object

DM31.4

The loss of Local Area of Special Character protection for West Hill, Dornton Road, Campden Road and Spencer Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2056/01/009/DM31.4/O	Councillor Dudley Mead <i>London Borough of Croydon</i>	Object	DM31.4	<p>Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.</p> <p>The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries:</p> <p>Kenley and Old Coulsdon, page 163, Godstone Road, Hayes Lane upto Kenley Lane and Station Road;</p> <p>Sanderstead, page 164, Limpsfield Road from the roundabout at Sanderstead Hill to Riding Hill and Cranleigh Close;</p> <p>Selsdon, page 165, Selsdon Park Road from Farnborough Avenue to the roundabout at Kent Gate Way and Holmbury Grove;</p> <p>Shirley, page 166, Shirley Road from Shirley Avenue to the BP Service Station and a further zone on Wickham Road from Verdayne Avenue to Cheston Avenue;</p> <p>South Croydon, page 167, Brighton Road from Napier Road to Kingsdown Avenue.</p>	Change	<p>Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.</p>
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Policy DM31.4 - I believe that parts of Kenley, Sanderstead and South Croydon should not be earmarked for "intensification", thus changing the character of areas I have lived in for all my life.

The Loss of Local Area of Special Character protection, such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm will encourage developers to create buildings which are not in character with the areas.

Oakwood Avenue, Purley should be included as a new Local Heritage Area.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2103/01/006/DM31.4/O Miss DC Smith

Object

DM31.4

The loss of Local Area of Special Character protection for West Hill, Dornton Road, Campden Road and Spencer Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163-167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries:

Kenley and Old Coulsdon, page 163, Godstone Road, Hayes Lane upto Kenley Lane and Station Road;

Sanderstead, page 164, Limpsfield Road from the roundabout at Sanderstead Hill to Riding Hill and Cranleigh Close;

Selsdon, page 165, Selsdon Park Road from Farnborough Avenue to the roundabout at Kent Gate Way and Holmbury Grove;

Shirley, page 166, Shirley Road from Shirley Avenue to the BP Service Station and a further zone on Wickham Road from Verdayne Avenue to Cheston Avenue;

South Croydon, page 167, Brighton Road from Napier Road to Kingsdown Avenue.

The boundaries of the intensification areas should be re-drawn to remove the predominantly two storey residential roads.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

This will have a deleterious effect on the character of residential roads adjacent to Shirley Library due to the loss of Local Area of Special Character protection for many roads (West Hill, Campden & Spencer Road, the Woodcote Estate and Hartley Farm) leading to inappropriate development. Of concern is the earmarking of some parts of Kenley, Sanderstead and South Croydon for 'intensification' i.e more building.

These areas should not lose their protection and Kenley, Sanderstead and South Croydon should not be identified as areas for intensification.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Specifically from a Kenley viewpoint I am concerned at DM31.4 in that I feel that there is a poor definition for the zone for focussed intensification.

The definition of focussed intensification needs to be improved.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2178/01/003/DM31.4/O Anne Barnes

Object

DM31.4

I am writing to object to the following:  
2 Focussed intensification associated with gradual change of areas local character under Policy DM31.4 of Forestdale

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Blighting the area with focused intensification would not enhance the area

Building low rise flats would be an echo of the 60s would destroy prime residential sites.

This is poor planning and would be a travesty for Shirley and there will be mass opposition

The preferred approach is ill thought out and the Council should not just wade in and change things

Development cannot be sustainable if the areas are changed for the worst and the more flats the more exploitation and overcrowding and misery for all involved

what does Large buildings with stong frontages and spaces actually mean

Shirley should not end up like Central Croydon and be an eyesore

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2301/01/007/DM31.4/O Breda Mohan

Object

DM31.4

Focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2357/01/006/DM31.4/O Mr & Mrs A.M. & K.M. Bean

Object

DM31.4

I am writing to strongly object to:  
5. Policy DM32.1b development of  
large and tall buildings.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2357/01/003/DM31.4/O Mr & Mrs A.M. & K.M. Bean

Object

DM31.4

I am writing to strongly object to:  
2. Focused intensification associated with gradual change of areas local character under policy DM31.4 of Forestdale.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre;

To take away the semi-detached houses from these areas and put in medium height blocks of flats would take away the character of the local area which is the reason Shirley is a sought after area to live and would again, increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.

I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2453/01/004/DM31.4/O Mr. A.W. Greenfield

Object

DM31.4

If these proposals were to become the Croydon Plan adopted policy, it would place planning blight on all properties as defined in DM31.4. until the year 2036

Higher density developments should not be permitted in these areas due to the impact on existing properties.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

If high density residential accommodation were provided there would be insufficient area for communal open space allocation.

The intensification would result insufficient communal open space. Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2453/01/003/DM31.4/O Mr. A.W. Greenfield

Object

DM31.4

The local road network and width could not cope with the high residential density proposal and the likely car ownership and on-street parking.

Higher density development should not be supported in this area due to the impact on the local road network. Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre;

To take away the semi-detached houses from these areas and put in medium height blocks of flats would take away the character of the local area which is the reason Shirley is a sought after area to live and would again, increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.

I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Note 11.12 .The level of growth depends on existing local character. The capacity for natural evolution is dependent upon the local character typology. The new development should not adversely impact on the predominant character' I cannot understand how this statement is compatible with Note 11.16. Is the Council proposing that semi-detached houses in my area should be replaced by medium-rise blocks. Totally unacceptable!

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

The areas in Shirley should not be zones for intensification as this type of development would be totally out of keeping with the character of the area.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object Soundness - DM31.4  
Justified

I strongly object to your policies .

Change

DM 2  
DM 40  
DM 40.4  
DM 41.3  
DM 44.2,  
DM 28  
DM 3  
DM 31.4

Local shopping parades are empty  
due to draconian parking charges  
Whitgift and Centrale are empty  
Office Blocks empty

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Shirley Shopping Parade/Library/surrounding roads. Any development should be sympathetic to the existing area. Medium to high rise developments would intrinsically change a well established residential area. As above, the impact on local transport would be unacceptable. Devonshire Way and Hartland Way are already used as a means to avoid Wickham Road and residents are often severely compromised, unable to leave their own driveways at peak times because of the heavy flow of traffic. This would impact way beyond the local area, causing further congestion at the Shirley Library traffic lights, leading to Elmers End, West Wickham and beyond.

Any development should be sympathetic to the existing area- medium to high density development would have unacceptable impact on the local character and local transport.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

We are aware of the difficulties the residents have had in the area between Canning Road and Cherry Orchard Road and Lower Addiscombe and Addiscombe Road. This area has been neglected in the past. The owners of the properties have been discouraged maintain their properties possibly because of uncertainty, waiting for the grand plans around East Croydon to materialise- this has been the case for more then 20 years. The area is predominantly small homes, semi detached and some detached. Same will happen in DM31.4 if it is approved and it should not be under any circumstances.

The area should not be identified as being suitable for intensification. Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2606/01/007/DM31.4/O A&J Mitchell

Object

DM31.4

We object to this policy

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2635/01/013/DM31.4/O	Paul Sandford <i>Bourne Society</i>	Object	DM31.4	<p>Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification. The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries: Kenley and Old Coulsdon, page 163, Godstone Road, Hayes Lane up to Kenley Lane and Station Road; Sanderstead, page 164, Limsfield Road from the roundabout at Sanderstead Hill to Riding Hill and Cranleigh Close; Selsdon, page 165, Selsdon Park Road from Farnborough Avenue to the roundabout at Kent Gate Way and Holmbury Grove; Shirley, page 166, Shirley Road from Shirley Avenue to the BP Service Station and a further zone on Wickham Road from Verdayne Avenue to Cheston Avenue; South Croydon, page 167, Brighton Road from Napier Road to Kingsdown Avenue.</p>	Change	<p>Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.</p>
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2670/01/001/DM31.4/O	Geoff James <i>Kenley and District Residents' Ass</i>	Object	DM31.4	<p>To comment properly on policy DM31.4 we need clarity in terms of its practical implications with respect to planning.</p> <p>One assumes it means more of the same, but the "scale" can be increased.</p> <p>Logically, the scale here would mean a given building can occupy more of the available curtilage or potentially have 1 or 2 more floors. But is there more to this?</p> <p>What level of character change under DM31.4 is deemed acceptable?</p>	<p>In the absence of any clarity we ask that DM31.4 be removed from the Croydon Local Plan.</p>	Change	<p>Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.</p>
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2735/01/005/DM31.4/O Mr Eric Green

Object

DM31.4

Policy DM31.4: why would our own council even seek to "change (an) area's local character?" This makes any particular area desirable - or otherwise! Indeed, the very reason my wife and I chose to move into Shirley was its historic ambience and village atmosphere, the shopping parade reflecting its admirable past. Our art-deco style library epitomises Shirley and what Shirley is. Change this and you will destroy the environment we chose to pay a premium for.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

We are writing to object to DM31.4: focused intensification associated with the gradual change of area's local character of the Shirley Road Shopping Parade and Shirley Local Centre.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre;

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2774/01/008/DM31.4/O	Cllr Susan Winborn <i>London Borough of Croydon</i>	Object	DM31.4	DM31.4 The areas in Shirley should not be zoned for intensification as this type of development would be totally out of keeping with the character of the area.	Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
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DM31.4 some parts of Kenley, Sanderstead and South Croydon are earmarked for "intensification" and specifically the loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm will open these roads up to inappropriate development. Rather than a relaxation roads in Purley such as Oakwood Avenue and Selcroft Road should also be included as new Local Heritage Areas to prevent the change of character in these areas and erosion of green spaces.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object Soundness - DM31.4  
Justified

This will result in the loss of character to areas which were designed to allow for street scenes with greenery and open areas and a semi rural 'feel'. Its removal will result in more loss of character as so well demonstrated in Pampisford Road which in some 20 years has changed from detached and semi detached early 20th century dwelling houses to mass over development of small bland design houses often of some 50 sq m to 60sq m usable floor area and numerous block of flats.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

The main Forestdale residential estate is already compact with essential landscaping. With limited scope for extensions or conversions without altering the character of the estate. I say this as a previous resident and with relatives still living on the estate.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2828/06/002/DM31.4/O Mr Eugene Regan

Object

DM31.4

In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for "intensification" – which is a euphemism for more building. This will change the character of those areas and should be opposed

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2841/01/014/DM31.4/C Cllr Vidhi Mohan  
London Borough of Croydon

Comment

DM31.4

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 - 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries:  
Kenley and Old Coulsdon, page 163, Godstone Road, Hayes Lane upto Kenley Lane and Station Road;  
Sanderstead, page 164, Limsfield Road from the roundabout at Sanderstead Hill to Riding Hill and Cranleigh Close;  
Selsdon, page 165, Selsdon Park Road from Farnborough Avenue to the roundabout at Kent Gate Way and Holmbury Grove;  
Shirley, page 166, Shirley Road from Shirley Avenue to the BP Service Station and a further zone on Wickham Road from Verdayne Avenue to Cheston Avenue;  
South Croydon, page 167, Brighton Road from Napier Road to Kingsdown Avenue.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

>MORE PROTECTION /LESS GENTRIFICATION DM 31.4 THERE ARE NUMEROUS BROWNFIELD SITES IN THE BOROUGH THAT CAN BE BUILT UPON TO SOLVE THE HOUSIONG CRISES. STOP THE POLITICS OF ENVY.THERE IS A CONNECTION BETWEEN MENTAL ILLNESS AND GREEN SPACES. EVERYONE NEEDS GREEN SPACE FOR GENERAL HEALTH AND WELL-BEING.OPEN SPACES MUST BE RETAINED WITH MINIMUM OF BUILDING.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Do you think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3? - No it remains to be seen if objections are taken into account. Do you think that the preferred approach is deliverable? - No the onus for this is on the council. Is it sustainable? See response below- Why are you changing the 'Local Area of Special Character' protection to some areas of South Croydon? Do you plan to demolish all the properties in the area to facilitate less acceptable property building? The whole policy proposal suggests envy and destruction of the one area in Croydon which can claim to be a credit to the council in its pursuit of city status.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I am writing regarding the proposed redevelopment plans affecting Forestdale in South Croydon, which I understand are to be shortly debated by the Croydon Council. I am unclear exactly how much public consultation has been conducted beforehand in order to sound out residents concerns however if the impact is so far reaching then I believe it would only be right and proper that local residents' views are kept paramount before any final decision is arrived at. The plans may well have a detrimental effect on the neighbourhood and negatively alter the character of the area.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Hartland Way is recognised locally as a rat run and with cars parked on the side of the road becomes congested at busy times of the day which would obviously be made much worse if there is an increase in housing. This road also suffers several burst water mains a year which adds to the traffic and parking problems. The Title Deeds of the properties targeted state that the site should not be used for any purpose other than a private dwelling or professional office. The proposals under this policy will completely change this area's character which is not pleasing to local residents. The A215 from Camberwell to Shirley Road Croydon was named as having 9.5 miles of traffic congestion and delays.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2965/01/005/DM31.4/O Janet Nightingale

Object

DM31.4

I also object to the draft plan DM31.4. I live on Forestdale. It is already a crowded area with little room for car parking. If the Council intensify the density of the buildings the traffic problems will increase accordingly. Please use your head and let us keep one part of the borough as pleasant as possible.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for "intensification" which is a euphemism for more building. This will change the character of those areas beyond all recognition and I am strongly opposed to any of it.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2978/01/011/DM31.4/O Mr James Marland

Object

DM31.4

Facilities are already stretched across the borough, intensification in quite residential areas is not the answer and these areas should remain as they are.

Change

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I have to say No No No to any more loss of green spaces around Croydon.  
In an already crowded and busy borough we need fields , open spaces , trees ,gardens ,parks and fresh air to be able to allow future generations to live ,breath and enjoy some freedom to relax ,walk and enjoy nature ,sunshine and space. Life is not just about having somewhere to live or work or go to school.  
Living in small flats and houses with little or no garden working in high rise blocks in a crowded town where little sun will even shine through the windows is not beneficial to the populations health and well being.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2982/01/039/DM31.4/O Mrs Jeanne Driscoll

Object

DM31.4

I wish to add my objections made on this document by our local M.P. Chris Philp.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2992/01/003/DM31.4/O Mr & Mrs Swift

Object

DM31.4

I am writing to object to the following:  
Policy DM31.4 re Forestdale  
(focussed intensification associated  
with gradual change of area's local  
character)  
Forestdale consists of mainly  
terraced houses and low blocks of  
flats and is already densely  
populated. To introduce, gradually or  
otherwise, medium rise blocks of flats  
or large buildings would not only  
change the character of the area in  
an unacceptable way but also put  
unbearable pressure on parking and  
local facilities.

Change

Croydon's suburbs will have  
sustainably grown to  
accommodate homes to  
contribute to the borough's  
housing need. Although  
some boundaries have been  
amended for specific areas  
of Focussed Intensification,  
the challenge for the  
Croydon Local Plan is still to  
enable growth and  
regeneration in the local  
context while recognising the  
local character and  
distinctiveness. The  
objective of policy DM31.4 is  
to maximise use of the  
existing growth capacity, to  
focus growth in sustainable  
locations and to support a  
smart spatial vision for the  
borough. Croydon's local  
and proposed  
neighbourhood centres have  
a linear layout and are at  
present only using a fraction  
of their land capacity.  
Spatially, additional growth  
would strengthen the  
potential for further  
development of public  
transport and other uses  
which require a certain level  
of localised demand. The  
proposed areas meet criteria  
referring to infrastructure  
availability and accessibility;  
deliverability of growth based  
on local character. The  
policy opens up  
opportunities for more  
intensive development in  
selected areas and enables  
gradual change of character  
over time. It would also  
positively encourage spatial  
quality and distinctiveness of  
Croydon local and  
neighbourhood centres. The  
complete review is available  
on the Council's website on  
the evidence base pages  
which support the Croydon  
Local Plan.

2999/01/009/DM31.4/O Mr John Harris

Object

DM31.4

I am writing to object to:  
In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for "intensification", in other words, more building, and this will change the character of those areas.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3003/01/009/DM31.4/O Mr John James

Object

DM31.4

I would like to register my objection to DM31.4 ( possible intensification of certain areas)

Change

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3013/01/005/DM31.4/O Mrs Julie Goacher

Object

DM31.4

I am a resident of Hartley Farm in Purley, and am very concerned that the removal of its classification of an area of special protection (as in other local areas) could lead to more buildings being accepted and thus losing the current proportion of houses to area of land which maintains the character and history of the original farm and Hartley area.

Change

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5. Policy DM31.4  
Focusing on 2 areas for "focused intensification associated with gradual change of area's local character" Replacing smaller buildings with larger ones. This would completely change the character of the area and I object.

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Fourth, and most important to me as I live in this part of Shirley, the draft Local Plan identifies two other areas of Shirley as locations the Council wants to ruin. The Plan states - "New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas".

The two areas are the Shirley Road Shopping Parade and the Shirley local centre. This includes not just the Wickham Road itself, but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. There is already way too much traffic around these roads. I moved to Hartland Way specifically in Shirley as it was one of the quieter roads. Now its probably the busiest road. It used to only be busy in rush hour for literally, an hour, now from before 7am to gone 10am and again from 4.00pm to gone 7.00pm it has hundreds of cars cutting through. There are speed bumps on Hartland Way but these do nothing to slow the majority of drivers down. They seem to see it as an acceleration tool!

There is one guy on a moped that stands on the pegs to get greater acceleration and must do in excess of 60mph. I have been thinking of starting a petition for years to get either the speed limit lowered, new speed bumps or even suggesting that the road is made one way.

Something is needed, whatever reduces traffic the most. When I first moved in, children used to play on the pavements. Always supervised of course, but they did play. Now you never see a child. I purposely don't let my cats out till gone 9.30am at the earliest in the hope the traffic has decreased somewhat. You can tell you are in Shirley by the house style, it's a beautiful part of Croydon and South Shirley is the place to live. Ask any estate agent in the area. They are chomping at the bit to get your home if you live on any of the roads mentioned above. The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley plus add to the already hazardous traffic problem and I am objecting to it very

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strongly

3087/01/003/DM31.4/O Mrs Halina Tutt

Object

DM31.4

Equally concerning, the draft Plan identifies Forestdale as a location where the Council wants to see "focussed intensification associated with gradual change of area's local character" under Policy DM31.4 . "New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas" The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area and I am objecting to it very strongly.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3091/01/010/DM31.4/O Mr Paul Gomm

Object

DM31.4

please note my objection to the following policy reference numbers within your current draft plan for planning & development;

Change

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Focussed intensification associated with enhancement of area's local character. Area identified as Shirley Local Centre around Shirley Library including Wickham Avenue and Ridgemount Avenue.

DM43.1 states: 'Within Shirley Local Centre, to retain the unique qualities development should: '..' However, 11.16 states: 'New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'medium-rise blocks with associated grounds'; 'large buildings with spacing' and 'large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas'. The objectives of DM43.1 and 11.6 cannot be achieved together. The proposed developments in this location would be out of character, unacceptable and destroy the areas unique qualities which you say you wish to retain. How can medium or large 4 story high density blocks complement the existing buildings? They would be overpowered and would completely change the character of Shirley. The preferred approach is not acceptable. Future generations will not thank you for high residential density in this area where current infrastructure cannot cope. This proposal is unachievable, unsustainable and should be abandoned.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I object to DM31.4 regarding Croydon Local Plan Detailed Policies & Proposals in regards to Shirley Road Parade & The Shirley Local Centre. The residential area of Wickham Road, Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, The northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Should not in any way be changed. The idea that these houses be replaced by medium rise blocks is unacceptable and would change the character of Shirley. The council appears to be going mad

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Object Soundness - DM31.4  
Justified

I would like to object to parts of the recent Croydon Local Plan with particular reference to the following proposals, as they all will lead to degradation of the natural environment:-

DM2 Infill building on existing gardens

DM44.2 Table 11.17 site 661 Loss of Green belt (it's there for a reason!) There must be more suitable site

DM44.2 Table 11.17 site 662 Loss of Green belt

DM31.4 Reclassification of areas of special interest

Change

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the draft Plan identifies Forestdale as a location where the Council wants to see "focussed intensification associated with gradual change of area's local character" under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals). It goes on to describe what this means:

"New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas" (page 132, Croydon Local Plan Detailed Policies & Proposals).

The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area and I object to it very strongly.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I AM AGAINST MORE INTENSIFICATION ,WHICH IS ANOTHER NAME FOR HOUSE CRAMMING IN OUR BOROUGH- It will change the character of our district .It will put more cars on the road ,take away our green spaces - our lungs thus reducing the air quality .Put pressure on our hospitals and Doctors .

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3201/01/006/DM31.4/O Sharon Smith

Object

DM31.4

I am writing to support my local MP  
Chris Phelp in his objections

No change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I object to the proposal to change an area's local character by introducing medium rise blocks amongst normal residential housing, Policy DM31.4.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I recently purchased number 39 crofters mead with my fiancé back in December 2014, after much deliberation as we were looking to start a family and invest our life savings in to a home. We chose Forestdale for its open spaces and quite neighbourhood, Low crime rates and pleasant surroundings, with largely professional neighbours. I'm extremely angry at the proposals for developments of large scale flats and a traveller sight, I'm extremely angry that Croydon council have not notified the residence of Forestdale aiming to get the development in through the back door. I have only been made aware of the proposal because members of our management team have notified us (8/12/2015) with the deadline being the 18th of December, giving me just 10 days to make this objection. I will also be writing to my MP, The Croydon Advertiser and fellow Forestdale residence. The house we bought was sold on information by the owner (A member of the estate management team) that the gardens were small due to the amount of open space of the surrounding areas. The proposed developments and traveller sight would greatly affect this (It's my understanding that the traveller sight would effectively be at the bottom of my Garden). Changing the views and greatly impacting on the sense of privacy and claustrophobia. Had I known about this we wouldn't have purchased the house. I also currently Pay an additional of £39 per month to the management team of our Estate for the upkeep of the natural surroundings and would like to keep it that way.

- The proposed developments would greatly infringe on my personal privacy
- Would greatly affect area's local character
- The proposal would put a strain on local infrastructure, impact our school catchment, GP services and public transport. This is and was a key reason why we made the purchase. Croydon council is assuming without evidence based data that less cars would be used which is incorrect.
- Increase parking of residence cars and work vans that are already parallel parked in the surrounding areas of the proposed developments.
- Busier roads will lead to increase risks of injuries/death to children and animals and adults
- The increased volumes of traffic on the all roads in the surrounding area (roads leading in and away from the area are already congested)
- The additional volume of people

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would lead to an increase in noise, crime and litter (recent articles in newspapers have shown a significant drop in crime when travellers have been removed from their place of address. (Luke salkeld the daily mail June 25th 2009 reports removal of one traveller family reduced crime rate in county to a 20 year low) to name one.

-The council acknowledges that the Pear tree farm and cottage is green belt land Policy E of planning policy for traveller sights, published by the government in August says very clearly " Traveller sites (temporary or permanent) in the green belt are an inappropriate development. Their fore Croydon council is in breach of that policy. If the council requires an immoral traveller sight then it should look at expansion of existing sights like off the Purely way.

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The loss of Local Area of Special Character protection for many areas is a step backward for preserving the character of the area. More housing is of course a requirement the council is obliged to provide. Intensification at the expense of amenity for local residence is not the answer. I implore the council to think again about over crowding Kenley as it is already verging on the ridiculous. The area is already overcrowded and under resourced as it is. Recycling areas near Purley station have become flats already. The current recycling scheme with fortnightly collections is a shambles that causes more litter on the street than seems to end up in the collection vehicle. This is the tip of the iceberg and the area will only degenerate further with more intensification.

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With reference to the Local Plan which has been proposed, please note my objection to the following policies:

- >
- > Garden Grabbing
- > Policy DM2
- >
- > Purley Skyscraper authorisation
- > Policy DM40.1
- >
- > Purley Pool
- > Policy 40.4, Table 11.3, Site 30
- >
- > Purley Parking
- > Policy 40.4, Table 11.3,
- >
- > Sanderstead "Lidl" Site
- > Policy DM41.3, Table 11.14, site 306
- >
- > Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens
- > Policy DM44.2, Table 11.17, site 661
- >
- > Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation
- > The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662
- >
- > Lack of Parking in new developments
- > Policy DM28
- >
- > More Protection; Less "Intensification"
- > Policy DM31.4

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There should be NO "intensification".  
- use, and encourage use of brown sites.

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3345/01/008/DM31.4/O Rital Patel

Object

DM31.4

I would like to object.

Change

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I am writing to object:  
Focussed intensification associated with gradual change of the area's local character under Policy DM31.4 of Forestdale. Forestdale is a mature area of low density housing which backs onto several green areas, and to transplant large buildings and medium rise blocks into this would completely change the character of the area. I understand that this is the intention, but please can you explain why you believe that it would be improved by converting it from an community of small terraces and low rise flats to an estate of 'medium rise blocks' and 'large buildings with strong frontages'?

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Where intensification of existing land use is to occur, I would argue that strong and specific regulations be adopted regarding the size and in particular the height of the replacement structures. What does 'medium height' mean?

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I object to the focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

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3448/01/102/DM31.4/O Mr & Mrs Shaw-Smith

Object

DM31.4

the Forestdale estate is a well-established residential area and replacing the largely terraced housing and small blocks of flats by medium-rise blocks would be detrimental and unacceptable, c.f. Policy DM31.4.

No change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3448/01/005/DM31.4/O Mr & Mrs Shaw-Smith

Object

DM31.4

Furthermore, the Forestdale estate is a well-established residential area and replacing the largely terraced housing and small blocks of flats by medium-rise blocks would be detrimental and unacceptable, c.f. Policy DM31.4.

Change

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I object to the proposal to change an area's local character by introducing medium rise blocks amongst normal residential housing, Policy DM31.4.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3461/01/011/DM31.4/O Mr F Kurum

Object

DM31.4

I am writing to object to:  
5. Focused intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre

No change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for "intensification" As mentioned earlier, this area of Croydon is at the start of a less intensively populated and more green area, the graduation of building leading to the green belt. This planned change of character of those areas is not in the interests of croydon residents since it will put more pressure on the greenbelt. And development should be on brown field sites and not at the expense of the areas character.

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I object to Shirley Road Shopping Parade & Shirley local centre - why do we need to change these areas and character? - Policy DM31.4

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As a local affected resident, I am registering my comments and objections to the proposals as documented in the Croydon Local Plans CLP1.1 and CLP2.

1 Proposed Policy DM31 Policy DM31.4: Positive Character of the Places of Croydon Policy DM31.4 sets out locations where the Council will support intensification associated with gradual change of the area's local character. As this is a new designation it will need to be shown on the Policies Map. Details of each designation are:  
- Area of the Shirley Road Shopping Parade - Shirley  
- Setting of the Shirley Local Centre - Shirley

I object to the relaxation of the planning regulations to allow the building of significantly larger structures in close proximity to the existing housing stock, comprising mainly bungalows and two storey semi-detached houses in residential roads in the area described as Shirley Local Centre, i.e. around the Shirley Library and the area around the Shirley Road/Shirley Shopping Parade including the Green Triangle and the Trinity School educational open space. The promoted character types of Medium rise blocks with associated grounds; large buildings with spacing; and Large buildings with strong frontages; in this location would look out of character and is unacceptable. These types of developments in the wrong locations would adversely affect the character of Shirley both now and for future generations.

1. In the case of the Shirley Road/Shirley park parade shops, the area behind the shopping parade is a site of Nature Conservation Importance (locally called the Green Triangle) which should be preserved for future generations and the area of Educational Open Space for future Trinity School children.
2. If High density residential accommodation were provided there would be insufficient area for communal open space allocation.
3. The local side road network and width could not cope with high residential density proposals and the likely car ownership and on street parking.
4. If these proposals were to become the Croydon Plan adopted policy, it would place Planning blight on all properties as defined in DM31.4 until the year 2036.

I object to the development plans for

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the Shirley (Wickham Road) Shopping Parade and the intensification of Wickham Avenue and Ridgemount Avenue. Any expansion should be along the A232 and not affect the existing residential areas including the Shirley Library or the Hartland Way Surgery.

3523/01/011/DM31.4/O Mr Mike Rice

Object

DM31.4

Dear Sirs,

Change

With reference to the recently published 'Croydon Local Plan', as a resident of the past 25 years I give my views as follows:-

Policy DM31.4 (p126). Objection- No intensification in these areas. Loss of Local Area of Special Character protection unacceptable.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I wish to object to DM31.4. For centuries parks and green spaces have been an important part of urban living where people can walk and relax. It would be a sad day if these open spaces were lost for ever. We have enjoyed open places and do not want to see them lost for future generations when with a bit of imagination brownfield sites could be considered ahead of the green belt. Future generations will not thank us for destroying their heritage , and character of their local community. We are aware of the need for housing but here in Sanderstead we have already seen a lot of development in recent years, and its character slowly being eroded.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3533/01/003/DM31.4/O Mr Martin Owen

Object

Soundness - DM31.4  
Justified

Please think very carefully about ruining an entire area, We who pay Council Tax will be replaced by non payers, We will move out to East Sussex, or Abroad, We cannot sustain the whole World

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I object to the draft local plan in two other areas of Shirley as locations where the Council wants to see 'focussed intensification associated with gradual change of area's local character' under Policy DM31.4. The idea that largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

I object to the draft local plan in two other areas of Shirley as locations where the Council wants to see 'focussed intensification associated with gradual change of area's local character' under Policy DM31.4. The idea that largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I will be objecting to it very strongly.

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In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for "intensification" – which is a euphemism for more building. This will change the character of those areas and is strongly opposed

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for "intensification" which means more building. This will change the character of those areas and is opposed.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I wish to register my objection in the strongest possible terms to Policy DM 31.4 - the proposal for 'Medium-rise blocks' near Shirley Library amounts to a deliberate plan to change what remains of the village-like character of this area much for the worse in the opinion of almost everyone who lives in this area.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I write to express my extreme objection to those elements of the plan relating to Forestdale, viz DM31.4 - intensification. My husband and I lived on Forestdale for over 25 years, and now let the property to a tenant. When work first brought us to Croydon, Forestdale was the only area where we could afford to buy. It remains an area where property prices have not risen to the extremes of other parts of the borough and thus fulfils a vital part in the housing strategy. Elsewhere your plan identifies the need for 3 bedroom family homes, and this is what Forestdale offers, alongside a well mixed offering of smaller and larger homes and easily accessible flats and apartments. It is already high density, but in a way that does not feel overwhelming. Outside of the green belt, there are no areas remaining undeveloped that would permit the sort of property that your plan describes, and it would surely be counterproductive to demolish what is there and meeting an important need, in order to build something completely of different character. "Large buildings with strong frontages" are completely inappropriate to an area immediately abutting the green belt, and are surely out of step with the buildings in the rest of Selsdon. Nor do they meet the need for 3 bed family homes. I ask that my objection be formally noted, and that this element of the plan be revised to enhance and not destroy what Forestdale currently offers.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3723/01/010/DM31.4/O Mrs j Middleton

Object

DM31.4

I object to the focussed intensification associated with the gradual change of an area's local character.

Change

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3750/01/011/DM31.4/O Mrs Anne Turner

Object

DM31.4

I would like to put in writing my objections to the following local plans:  
I am listing the relevant Policy Numbers:  
10.DM31.4 Areas of Special Character

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I am unaware that I have missed public meetings or been sent details of these plans as it affects my local area. I think that were you to have had a local referendum as I think you should have done, these proposals would receive practically zero support except possibly by those who stand to gain from it.

My wife and I are longstanding Shirley residents. While I understand the need for more housing, the Croydon plan as it affects Shirley seems extreme in extent and its likely impact on Shirley.

I am especially concerned with policy DM31.4 and the proposed focussed intensification of the Shirley Road Shopping parade and Shirley local centre which is tantamount to the destruction of Shirley as it exists and its replacement by New developments of unknown nature. Apart from the unknown endpoint it is clear that the impact in terms of inconvenience and disruption to local residents would occur over many years during this redevelopment for no benefit to existing residents. It is also not evident why that part of Shirley as opposed to any other reasonably pleasant suburban area in Croydon should have been chosen for 'intensification'.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Fifth, the draft Local Plan identifies two other areas of Shirley as locations where the Council wants to see "focussed intensification associated with gradual change of area's local character" under Policy DM31.4 (page 129, Croydon Local Plan Detailed Policies & Proposals). It goes on to describe what this means:  
"New development located in designated areas would be significantly larger than existing and may be associated with merging smaller properties. The promoted character types are: 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages'. Their gradual introduction will alter over time the predominant character of intensified areas" (page 132, Croydon Local Plan Detailed Policies & Proposals).  
The two areas are the Shirley Road Shopping Parade and the Shirley local centre (the area around Shirley Library). The former is quite tightly drawn and I therefore don't object to it, but the latter includes not just the Wickham Road itself but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way (page 166, Croydon Local Plan Detailed Policies & Proposals).  
The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I object to this very strongly.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3794/01/010/DM31.4/O Mr Thomas Lawson

Object

DM31.4

I strongly object to the areas listed being earmarked for 'intensification' as this will dramatically change the character of these areas.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

With reference to the Local Plan which has been proposed, please note my objection to the following policies:  
More Protection; Less "Intensification"  
Policy DM31.4

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3796/01/009/DM31.4/O Mr Tony Sales

Object

DM31.4

I am emailing to record my objection to the following policies within the 'Local Plan'.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

More Protection; Less 'Intensification'  
The loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm will open these roads up to inappropriate development. Roads such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas. In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for 'intensification' which is a euphemism for more building. This will change the character of those areas and should be opposed

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre;

To take away the semi-detached houses from these areas and put in medium height blocks of flats would take away the character of the local area which is the reason Shirley is a sought after area to live and would again, increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.

I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.

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This suggests that some areas of South Croydon, Sanderstead and Kenley are going to be assigned for "intensification"!! (For building??) I strongly oppose these changes in way of the proposed areas of consideration. These areas should be protected and remain areas of Special Character.

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The loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm will open these roads up to inappropriate development. Roads such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas. In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for 'intensification' which is a euphemism for more building. This will change the character of those areas and should be opposed.

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In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for "intensification". I believe this is a euphemism for more building, which will change the character of those areas and I am opposed to that.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object Soundness - DM31.4  
Effective

Intensification - the areas designated for intensification will lead to pressures to consider inappropriate developments, and the areas will risk becoming undesirable zones, which will suffer from lack of care. The approach towards building additional properties needs to be far more selective and carefully thought-through.

Change

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3849/01/012/DM31.4/O Maureen Messett

Object

DM31.4

I sincerely hope that my objections will be noted. I have lived in this borough for many many years and I hate seeing it gradually destroyed.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3867/01/003/DM31.4/O Jenny Stanbridge

Object

DM31.4

Please note I am horrified at all of the following proposed planning proposals-Policy No: DM31.4. Focussed intensification associated with gradual change of Forestdale's local character.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre;

This proposal would completely change the character of the area.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3883/01/006/DM31.4/O Mrs Marilyn Arbisman

Object

DM31.4

Policy DM 31.4 "Intensification" of building in Kenley, Sanderstead and South Croydon will destroy the nature of these pleasant areas.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

3887/01/002/DM31.4/O Mrs Catherine Fowler

Object

DM31.4

I am writing to object to:  
2. focussed intensification associated with gradual change of area's local character under Policy DM31.4 of Forestdale:

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

We cannot afford more intensification of our area generally. It is a shortsighted policy as the environment cannot cope with largely increased numbers without corresponding improvements in services. Additionally, we need to preserve the character of the area and consider the impact on the environment of too much construction and large numbers of people. Our green spaces are a necessity not a luxury.

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Focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre;

To take away the semi-detached houses from these areas and put in medium height blocks of flats would take away the character of the local area which is the reason Shirley is a sought after area to live and would again, increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.

I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.

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I object to the focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too.

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More than enough dence development exists, both old and recent, new development must be open and green and to the minimum density, there is already far too much intensification in the borough, consideration should be given to quality of life. We do not want to return to Victorian concepts.

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Focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre;

To take away the semi-detached houses from these areas and put in medium height blocks of flats would take away the character of the local area which is the reason Shirley is a sought after area to live and would again, increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.

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Reference:- 128 504 541 542 548

I am a resident of Shirley and strongly object to the current proposals to build on green belt land on the Shirley Oaks and surrounding areas.

There are plenty of brown sites that are unoccupied and could fulfill the purpose of providing new homes. Shirley is already tight for school places. St John's, in Spring Park Road, is increasing to 2 form entry already with the number of children living locally requiring education. The 367 bus serving the Shirley Oaks Village is infrequent and much more transport will be required. Parking is already a nightmare and with the lack of parking contemplated with the new build supply the problem will only get worse. There will be an incredible build up of traffic on the already congested Wickham Road and other local roads.

I believe this proposed building of traveller's sites and homes will change the whole ethos of Shirley and cause resentment and the lowering of living standards. This is a particular area of standard housing and should not be changed by the building of blocks of houses. Garden land should not be built on and this is an inappropriate development and should not be allowed to go ahead. Metropolitan Open Land has the same protection as the Green Belt and the rules should be followed accordingly..

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3960/01/006/DM31.4/O Mrs R Jennings

Object

DM31.4

Policy DM 31.4 - I oppose "intensification" in these areas, it will change and damage the character of the area.

Change

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We are strongly against the planning ideas you have over green spaces. Please add these six against to planning ideas with references below

- DM40.1
- DM2
- 40.4
- DM44.2
- DM28
- DM31.4

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4034/01/009/DM31.4/O Ms S Quay

Object

DM31.4

We are also against the badging of Kenley, Sanderstead and South Croydon for "intensification". Please protect our town rather than harming it.

Change

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I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:

1. de-designation of the Metropolitan Open Land around Shirley Oaks Village;

2. the use of the following five sites for housing:

- land at Poppy Lane reference number 128;

- Stroud Green Pumping Station, 140 Primrose Lane reference number 504;

- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;

- land to the west of Shirley Oaks Road reference number 542; and

- land to the rear of 5-13 Honeysuckle Gardens reference number 548.

If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?

3. the use of the following locations as gypsy/traveller sites:

- Coombe Farm off Oaks Road reference number 502;

- Coombe Lodge Nurseries off Conduit Lane reference number 661; and

- Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;

As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site

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of Nature Conservation Interest.  
Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:

“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.

The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);

4.focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too;

5.Policy DM2 on development on garden land, which is too subjective and therefore too weak. There should be a much stronger presumption against development on garden land; and

6.Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. Restricting parking spaces in such areas doesn't lead to fewer people owning their own car; it just leads to greater competition for existing spaces.

I object to the focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too.

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4071/01/008/DM31.4/O Mr & Mrs Tross

Object

DM31.4

Given the existing levels of brownfield sites in the area, these should be exhausted before encroaching on areas that would significantly alter the character of the area.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I am writing to object to:  
5. More Protection: Less  
"Intensification". In Policy DM31.4  
some parts of Kenley, Sanderstead  
and South Croydon are designated  
for "Intensification" meaning more  
building. This has already happened  
in some areas which has significantly  
changed the character of these areas  
for the worse and therefore any  
further changes must be opposed.

Croydon's suburbs will have  
sustainably grown to  
accommodate homes to  
contribute to the borough's  
housing need. Although  
some boundaries have been  
amended for specific areas  
of Focussed Intensification,  
the challenge for the  
Croydon Local Plan is still to  
enable growth and  
regeneration in the local  
context while recognising the  
local character and  
distinctiveness. The  
objective of policy DM31.4 is  
to maximise use of the  
existing growth capacity, to  
focus growth in sustainable  
locations and to support a  
smart spatial vision for the  
borough. Croydon's local  
and proposed  
neighbourhood centres have  
a linear layout and are at  
present only using a fraction  
of their land capacity.  
Spatially, additional growth  
would strengthen the  
potential for further  
development of public  
transport and other uses  
which require a certain level  
of localised demand. The  
proposed areas meet criteria  
referring to infrastructure  
availability and accessibility;  
deliverability of growth based  
on local character. The  
policy opens up  
opportunities for more  
intensive development in  
selected areas and enables  
gradual change of character  
over time. It would also  
positively encourage spatial  
quality and distinctiveness of  
Croydon local and  
neighbourhood centres. The  
complete review is available  
on the Council's website on  
the evidence base pages  
which support the Croydon  
Local Plan.

The loss of Local Area of Special Character protection for West Hill, Dornton Road, Campden Road and Spencer Road, as they are heritage assets that deserve protection as a Local Heritage Area under Policy SP4.13

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4083/01/011/DM31.4/O Mr Reuben Gata-Aura

Object

DM31.4

object to the Focused intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley road shopping parade & Shirley local centre

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4085/01/011/DM31.4/O Mrs Shelley Chatter-Singh

Object

DM31.4

DM 31.4. I am strongly opposed to your proposal to intensify building in the South borough wards. There is not the health or educational infrastructure to support this and it is important that we are protecting our green spaces.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4108/01/013/DM31.4/O The Chudasama Family

Object

Soundness - DM31.4  
Justified

DM31.4 (p126) – We object as this will not only change the character of these areas but will lead to inappropriate development

Change

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1.Focussed intensification associated with gradual change of area's local character under Policy DM 31.4 of the Shirley Road Shopping Parade and Shirley local centre.

This policy is lacking in sufficient detail or thought, and actually perpetuates the poorly planned and thought out development that the Croydon Local Plan refers to, which it seeks to avoid.

The idea that largely semi-detached buildings in the residential roads surrounding Shirley library should be replaced by medium-rise blocks is entirely unsuitable, and wholly unacceptable.

This policy would completely change the character of Shirley for the worse (not better), with particular and direct effect on those residential streets encompassed by the suggested policy on the south side of Shirley that sit off/behind the main Wickham Road and library.

Adopting such a policy would also significantly devalue and detract from Shirley as a whole, and would have negative consequences in respect of the existing residential properties surrounding any such development that would remain. It is also likely to result in at least a perceived element of blight if pursued.

The policy does not indicate a respect for the local area and the existing character, which would be destroyed by adopting such a policy. It also shows little regard to the impacts on what is a settled and well established community, which would be eroded fairly quickly. The policy also shows no regard for the local environs, as well as local and public services, traffic considerations, and existing infrastructure. The transport system has been struggling in peak hours with slow moving traffic and passengers having to stand on buses from Shirley to East Croydon, increasing the number of multi-occupied residences will add to this problem. While some areas have benefited from addition forms of public transport such as the tram Shirley has seen the number of bus routes and services reduced.

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Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 – 167 include large areas of hinterland that would not be appropriate for such intensification.

The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change and should instead show the following boundaries:

Policy DM31.4: Positive Character of the Places of Croydon, should be amended so that it does not include the hinterland of many of the areas selected. This policy sets out locations where the Council will support intensification associated with gradual change of the area's local character. This policy seems to focus around existing shopping parades where they may well be scope for intensification. However, the areas as detailed on pages 163 – 167 include large areas of hinterland that would not be appropriate for such intensification.

Kenley and Old Coulsdon, page 163, Godstone Road, Hayes Lane up to Kenley Lane and Station Road;  
Sanderstead, page 164, Limpsfield Road from the roundabout at Sanderstead Hill to Riding Hill and Cranleigh Close;  
Selsdon, page 165, Selsdon Park Road from Farnborough Avenue to the roundabout at Kent Gate Way and Holmbury Grove;  
Shirley, page 166, Shirley Road from Shirley Avenue to the BP Service Station and a further zone on Wickham Road from Verdayne Avenue to Cheston Avenue;  
South Croydon, page 167, Brighton Road from Napier Road to Kingsdown Avenue.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I understand that there are two areas in Shirley where four storey buildings are planned: Shirley Road Shopping Parade and the area around the Shirley Library. Whilst I don't object to the Shirley Road development, the latter includes not just Wickham Road itself but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way (page 166, Croydon Local P/on Detailed Policies & Proposals). The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I object to it very strongly.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4130/01/004/DM31.4/O Mr Peter Merry

Object

DM31.4

I am writing to object to DM31.4: The areas in Shirley should not be zones for intensification as this type of development would be out of keeping with the character of the area.

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre;

To take away the semi-detached houses from these areas and put in medium height blocks of flats would take away the character of the local area which is the reason Shirley is a sought after area to live and would again, increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.

I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4146/01/010/DM31.4/O Mr & Mrs Carpenter

Object

DM31.4

The construction of medium rise buildings to replace the existing mostly semi detached buildings will not be conducive to the village atmosphere currently existing.

Change

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Whilst recognising the need for more housing there seems to be no sense whatsoever in knocking down high quality family houses that young families desperately need now and will increasingly so. Therefore, to replace them with flats of which there is a significant supply in Croydon town centre where the demand for flats can be more appropriately and sympathetically accommodated would appear to be detrimental to providing a sufficiently varied range of types of accommodation in the Borough. This also seems to be contrary the policy of opposing back garden development which has demonstrated until now the council's recognition of the importance of high quality private outdoor space with associated environmental benefits. The result of the implementation of any of these proposals would be the dramatic loss and detrimental change to the character of the area.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

The areas in Shirley should not be zones for intensification as this type of development would be totally out of keeping with the character of the area.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4199/01/007/DM31.4/O Mr F Partovi

Object

DM31.4

Areas in Shirley should not be sones for intensification as this type of development is out of character.

Change

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I object to the focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too.

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Object to the focussed intensification associated with the gradual change of local character at Forestdale under policy 31.4

Change

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I understand that there are two areas in Shirley where four storey buildings are planned: Shirley Road Shopping Parade and the area around the Shirley Library. Whilst I don't object to the Shirley Road development, the latter includes not just Wickham Road itself but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way (page 166, Croydon Local P/on Detailed Policies & Proposals). The idea that the largely semi-detached buildings in these residential roads should be replaced by medium-rise blocks is unacceptable - it would completely change the character of Shirley and I object to it very strongly.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

I am writing to object to focussed intensification associated with gradual change of area's local character under policy DM31.4 of Forestdale

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

4378/01/014/DM31.4/O Jennifer Carrozzo

Object

DM31.4

I am writing to object to focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade and Shirley local centre;

Change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Policy DM31.4 - Facilities are already stretched across the borough, intensification in quite residential areas is not the answer and these areas should remain as they are.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

The two areas identified are the Shirley Road Shopping Parade and the local Shirley Centre. The latter includes not just Wickham Road but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennefts Way and Devonshire Way. We believe that such an approach to the area is both wholly unjustified, unnecessary and frankly without any added value for the area for the following reasons.. There is no justification for the potential demolition of numerous houses whose design and character is consistent with the total area of Shirley. The properties are in great demand and are well maintained. The roads identified have well established and supportive communities which would be lost by redevelopment. The centre and shopping area, the heart of the 'village', would be totally destroyed. The proposed use of medium rise blocks would completely change the nature of the area in a wholly negative way. The suggestion of gradual change is itself fraught with hidden danger. One might suggest that the changes are likely to be piecemeal with the area being subject to change over a long period with the centre continually having the appearance of an ongoing building site, with continual disruption to both pedestrians and traffic flow. Without any guarantee of the finance required for the whole project being available there would be a grave danger of a partial and ill considered scheme being the result. There is no reference to resulting 'hidden' costs such as additional school places or potential replacement medical facilities. Additional traffic on local roads appears to be ignored. In short there is no suggestion of any benefits that these proposals would bring to the area. Indeed for the local population these proposals would seem only to produce a future of unwanted change, disruption, a loss of the quality of life and general blight of the area.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Although some boundaries have been amended for specific areas of Focussed Intensification, the challenge for the Croydon Local Plan is still to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

2673/01/006/DM31.4/C Dewi Jones

Comment

DM31.4  
Forestdale

It is hard to avoid the conclusion that the realintention of Croydon Council, is to fundamentally change the character of Forestdale, to replace the current mix of housing types with flats only suitable for single or two person occupancy. This would be truly dreadful. (Policy DM31.4 Croydon LocalPlan- Focussed intensification associated with gradual change of area's local character

No change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Unfortunately, we already have an example of how a similar proposal, approved by Croydon Council, can fundamentally change an area. There is already an end of terrace house on Markfield for which, inexplicably, permission has been given for its conversion into a multioccupancy hostel for single men where they are allocated their own room with shower and spend their leisure time in a communal area and share the kitchen. Unsurprisingly, this has led to instances where residents escape their cramped conditions to drink beer on the terrace above the garages outside their lodgings, in full view of neighbours and their children. This was never the intention of the original developers of Forestdale and I doubt it is the wish of the majority of current residents either. (See attached Application and Approval dated 28.07.2014)

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Object

DM31.4  
Forestdale

These proposals, if approved, would almost certainly 'plight' the entire housing stock on the Forestdale development by damaging future housing sales. Potential buyers would be reluctant to purchase any house or flat on Forestdale fearful that at some point their home would be designated for 'compulsory purchase' by Croydon Council. The same 'planning plight' might apply to those home owners unfortunately located next to a property with a large garden. (Policy DM2-Croydon Local Plan - proposed policy of development of Garden Land

No change

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

Since I started writing this letter I have been struck by the number of my neighbours who have stayed in the same property for the past 20,30 or even 40 years. We have attended celebrations together, weddings and funerals too. Many are now retired and their children live nearby. I assume that many have planned to stay in the same home, content in the knowledge, that they could continue to rely on the support of family, friends and neighbours they have known for many years. I deeply resent these unwelcome proposals to destroy the community spirit that it has taken years to establish.

Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Croydon's local and proposed neighbourhood centres have a linear layout and are at present only using a fraction of their land capacity. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

0357/03/005/DM32.1/O	Ms H Farley	Object		DM32.1	Your proposal for 12 storey tower blocks in New Addington are also inappropriate. There are already 3 eye sores there which have always spoilt the landscape, and would be better demolished.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
0431/01/001/DM32.1/O	Mr S Williams	Object		DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
1827/01/015/DM32.1/O	Jane & Paul Riley	Object	Soundness - Justified	DM32.1	While I do want to see the regeneration of the western side of Central Parade, I don't believe 12-storey tower blocks are appropriate nor do I think this is what the people of New Addington want. I will therefore be objecting to this policy.	No change	Your objection has been noted; however it has not been substantiated in planning terms. New Addington is a district centre with high level of accessibility to public services, including transport, and therefore suitable to accommodate substantial amount of sustainable growth. 11-12 storey high buildings are already present in the area.

1918/01/015/DM32.1/O	Mr Gareth Champion	Object	Soundness - Justified	DM32.1	While I do want to see the regeneration of the western side of Central Parade, I don't believe 12-storey tower blocks are appropriate nor do I think this is what the people of New Addington want. I will therefore be objecting to this policy.	No change	Your objection has been noted; however it has not been substantiated in planning terms. New Addington is a district centre with high level of accessibility to public services, including transport, and therefore suitable to accommodate substantial amount of sustainable growth. 11-12 storey high buildings are already present in the area
1926/01/028/DM32.1/O	Councillor Luke Clancy	Object	Soundness - Justified	DM32.1	DM32.1 should not allow for 12 storey development within Central Parade as this will not enhance the district centre.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
1929/02/006/DM32.1/O	Mr Charles Marriott	Object		DM32.1	The proposal for 12 storey tower blocks in New Addington are outrageous.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.

2056/01/013/DM32.1/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment		DM32.1	DM32.1 should not allow for 12 storey development within Central Parade as this will not enhance the district centre;	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
2062/01/028/DM32.1/O	Councillor Jason Perry <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM32.1	DM32.1 should not allow for 12 storey development within Central Parade as this will not enhance the district centre.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
2071/01/028/DM32.1/O	Councillor Mario Creatura <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM32.1	DM32.1 should not allow for 12 storey development within Central Parade as this will not enhance the district centre.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.

2128/03/006/DM32.1/O	Cllr Steve O'Connell AM	Object		DM32.1	DM32.1 should not allow for 12 storey development within Central Parade as this will not enhance the district centre;	a 12 storey development should not be permitted.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
2448/01/028/DM32.1/O	Andy Stranack Croydon Council	Object	Soundness - Justified	DM32.1	DM32.1 should not allow for 12 storey development within Central Parade as this will not enhance the district centre.		No change	Your objection is noted; however not substantiated in planning terms. New Addington is a district centre with high level of accessibility to public services, including transport, and therefore suitable to accommodate substantial amount of sustainable growth. 11-12 storey high buildings are already present in the area.
2675/01/001/DM32.1/O	Lynn Colthart	Object	Soundness - Justified	DM32.1	Object to allow buildings of up to 12 storeys on Central Parade West. One document there is reference of up to 290 homes - where will their cars be parked & this will add to the existing problem of getting in and out of the estate by car/bus due to Lodge Lane being the only access road. You have this noted as a Medium for Public Transport Accessibility, however no mention of Road usage. The estate only has one main road in & out and this could have High Impact to the existing problems the estate has with road access.		No change	Your objection is noted; however not substantiated in planning terms. New Addington is a district centre with high level of accessibility to public services, including transport, and therefore suitable to accommodate substantial amount of sustainable growth. 11-12 storey high buildings are already present in the area.

2723/01/001/DM32.1/O	Mr Christopher Knight	Object		DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
2755/01/001/DM32.1/C	Mrs Ann-marie Shortland	Comment		DM32.1	Development in New Addington Central parade West is needed with sympathetic design and consideration given to environmental weather as there are already problems with high winds around structures and difficulties parking in Chertsey Crescent	No change	Urban Design and Local Character DM10 - DM 17 policies would guide development which should be of a sufficient quality, complement local character. Tall and large buildings would be required particularly high quality design.
2775/01/028/DM32.1/O	Cllr Tim Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM32.1	DM32.1 should not allow for 12 storey development within Central Parade as this will not enhance the district centre.	No change	Your objection is noted; however not substantiated in planning terms. Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.

2776/01/028/DM32.1/O	Cllr Helen Pollard London Borough of Croydon	Object	Soundness - Justified	DM32.1	DM32.1 should not allow for 12 storey development within Central Parade as this will not enhance the district centre.	No change	Your objection is noted; however not substantiated in planning terms. Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.	
2779/01/001/DM32.1/O	Elsa Zeelie	Object		DM32.1	With Regards to Policy DM32.1b , I am against the building of more housing here as we need to function as a community, and this little area with pool/hall is what the keep this New Addington community together. There is more green belt around Kenley, Purley or couldsdon where it is not overcrowded already. New Addington is not the area for more housing, we are suffering already with too many people living off benefits in this area. We are trying to make this community a better community. We would benefit more from more decent smaller shops and less of the monopoly on the parade. Provide us with a new leisure centre, Centre for Families and the Elderly. Same goes for the traveller site- we do not need more bad vibes here, please let us get ourselves on our feet first. We all area standing together trying our best to give New Addington a better name as we have loads of good people around here too.	No more housing should be allocated for New Addington.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth.

2791/01/001/DM32.1/C	Peter Staveley			DM32.1	<p>Yes, I want to see redevelopment of the area. However, imposing a 12-storey block in the area is out of character. The existing block is around 6-storeys so any new development should not exceed that and certain must not be higher than, say, 8 storeys.</p> <p>there needs to be a height restriction on any development</p>	No change	<p>Your objection is noted; however not substantiated in planning terms. Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.</p>
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2812/01/028/DM32.1/O	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM32.1	<p>DM32.1 should not allow for 12 storey development within Central Parade as this will not enhance the district centre.</p>	No change	<p>Your objection is noted; however not substantiated in planning terms. Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.</p>
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2829/01/028/DM32.1/O	Cllr Margaret Mead <i>Croydon Council</i>	Object	Soundness - Justified	DM32.1	DM32.1 should not allow for 12 storey development within Central Parade as this will not enhance the district centre.	No change	Your objection is noted; however not substantiated in planning terms. Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
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2841/01/017/DM32.1/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object		DM32.1	DM32.1 should not allow for 12 storey development within Central Parade as this will not enhance the district centre;	No change	Your objection is noted; however not substantiated in planning terms. Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
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2842/01/028/DM32.1/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM32.1	DM32.1 should not allow for 12 storey development within Central Parade as this will not enhance the district centre.	No change	Your objection is noted; however not substantiated in planning terms. Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
3029/01/015/DM32.1/O	Mr Paul Newton <i>Addington Village Residents Assoc</i>	Object	Soundness - Justified	DM32.1	While I do want to see the regeneration of the western side of Central Parade, I don't believe 12-storey tower blocks are appropriate nor do I think this is what the people of New Addington want. I will therefore be objecting to this policy.	No change	Your objection has been noted; however it has not been substantiated in planning terms. New Addington is a district centre with high level of accessibility to public services, including transport, and therefore suitable to accommodate substantial amount of sustainable growth. 11-12 storey high buildings are already present in the area
3078/01/001/DM32.1/O	Clare Greaves	Object		DM32.1	> I am writing to object to: Policy DM32.1b which would allow buildings of up to 12 storeys on Central Parade	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.

3087/01/004/DM32.1/O	Mrs Halina Tutt	Object	DM32.1	<p>There are also proposals which will change New Addington for the worse. Policy DM32.1b says the Council will welcome applications that: "create buildings with smaller footprints that complement existing predominant building heights of 3 storeys up to 12 storeys within Central Parade" and "Additional policies are required to manage the area to the west of Central Parade where there are precedents of large and tall buildings. This location presents opportunities for growth through the creation of large or tall buildings.</p> <p>It identifies this site as suitable for 50 to 290 homes. While I do not object to the regeneration of the Central Parade, I do not on any level believe that 12-storey tower blocks are appropriate anywhere in Croydon and do not think this is what the people of New Addington would want. I am therefore objecting to this policy.</p>	No change	<p>Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.</p>
3145/01/015/DM32.1/O	Mr David Harwood	Object	DM32.1	<p>I object to policy DM32.1b creating buildings 3-12 Storeys in Central Parade Reference number 44 . They should not be over 5 storeys</p>	No change	<p>Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.</p>
3160/01/001/DM32.1/O	Mr James Barnes	Object	DM32.1	<p>It has come to my attention what Corydon council are planning to do .</p> <p>such as building on green belt land . or the building of high rise flats on or near centre parade. This is rank out of order I And most others think .</p> <p>as you are laying out to build high rise flats in or around centre parade.</p> <p>As well as building on green belt land A gypsy/traveller,s site on the said green belt land. nor do i agree to building of a second school on land next to rodow school .</p> <p>this also being on green belt land . This i see as very under handed by this labour council .+</p>	No change	<p>Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.</p>

3268/01/002/DM32.1/O	Maria Hickey	Object		DM32.1	I am a home owner in new addington and would like to object the plans croydon council have put forward. Also to build more tower blocks in new addington would take away the skyline we have.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
3337/01/015/DM32.1/O	Mr Roger Willaimes	Object	Soundness - Justified	DM32.1	While I do want to see the regeneration of the western side of Central Parade, I don't believe 12-storey tower blocks are appropriate nor do I think this is what the people of New Addington want. I will therefore be objecting to this policy.	No change	Your objection has been noted; however it has not been substantiated in planning terms. New Addington is a district centre with high level of accessibility to public services, including transport, and therefore suitable to accommodate substantial amount of sustainable growth. 11-12 storey high buildings are already present in the area
3356/01/015/DM32.1/O	Mr Rishi Gohill	Object	Soundness - Justified	DM32.1	While I do want to see the regeneration of the western side of Central Parade, I don't believe 12-storey tower blocks are appropriate nor do I think this is what the people of New Addington want. I will therefore be objecting to this policy.	No change	Your objection has been noted; however it has not been substantiated in planning terms. New Addington is a district centre with high level of accessibility to public services, including transport, and therefore suitable to accommodate substantial amount of sustainable growth. 11-12 storey high buildings are already present in the area
3358/01/015/DM32.1/O	Joy Harris	Object	Soundness - Justified	DM32.1	While I do want to see the regeneration of the western side of Central Parade, I don't believe 12-storey tower blocks are appropriate nor do I think this is what the people of New Addington want. I will therefore be objecting to this policy.	No change	Your objection has been noted; however it has not been substantiated in planning terms. New Addington is a district centre with high level of accessibility to public services, including transport, and therefore suitable to accommodate substantial amount of sustainable growth. 11-12 storey high buildings are already present in the area

3378/01/016/DM32.1/O	Veronica Fox	Object	Soundness - Justified	DM32.1	<p>Policy DM32.1b says the Council will welcome applications that:</p> <p>" .. create buildings with smaller footprints that complement existing predominant building heights of 3 storeys up to 12 storeys within Central Parade" (p.133, Croydon Local Plan Detailed Policies &amp; Proposals).</p> <p>The document goes on to say:</p> <p>"Additional policies are required to manage the area to the west of Central Parade where there are precedents of large and tall buildings. This location presents opportunities for growth through the creation of large or tall buildings" (ibid.).</p> <p>It identifies this site as suitable for 50 to 290 homes (pages 181-183, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 44).</p> <p>While I do want to see the regeneration of the western side of Central Parade, I don't believe 12-storey tower blocks are appropriate nor do I think this is what the people of New Addington want. I will therefore be objecting to this policy.</p>	No change	<p>Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.</p>
3414/01/015/DM32.1/O	Mr Chris McInerney	Object	Soundness - Justified	DM32.1	<p>While I do want to see the regeneration of the western side of Central Parade, I don't believe 12-storey tower blocks are appropriate nor do I think this is what the people of New Addington want. I will therefore be objecting to this policy.</p>	No change	<p>Your objection has been noted; however it has not been substantiated in planning terms. New Addington is a district centre with high level of accessibility to public services, including transport, and therefore suitable to accommodate substantial amount of sustainable growth. 11-12 storey high buildings are already present in the area</p>

3430/01/028/DM32.1/O	Mr Donald Speakman	Object	Soundness - Justified	DM32.1	DM32.1 should not allow for 12 storey development within Central Parade as this will not enhance the district centre.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
3555/01/001/DM32.1/O	Mr I Williams	Object		DM32.1	I object to Policy DM32.1b which would allow buildings of up to 12 storeys on Central Parade; Just because there are a few blocks at each end of Central Parade (which have never been in keeping with how the original New Addington area should have been) does not mean we should infill between and in any case nothing higher than Central Parade itself should be built, 3 stories max.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
3565/01/001/DM32.1/O	Mr I Williams	Object		DM32.1	I object to Policy DM32.1b which would allow buildings of up to 12 storeys on Central Parade; Just because there are a few blocks at each end of Central Parade (which have never been in keeping with how the original New Addington area should have been) does not mean we should infill between and in any case nothing higher than Central Parade itself should be built, 3 stories max.	No change	The site is suitable for mixed use development of the range outlined in the detailed policies and proposals.
3566/01/015/DM32.1/O	Maureen Wilcox	Object	Soundness - Justified	DM32.1	While I do want to see the regeneration of the western side of Central Parade, I don't believe 12-storey tower blocks are appropriate nor do I think this is what the people of New Addington want. I will therefore be objecting to this policy.	No change	Your objection has been noted; however it has not been substantiated in planning terms. New Addington is a district centre with high level of accessibility to public services, including transport, and therefore suitable to accommodate substantial amount of sustainable growth. 11-12 storey high buildings are already present in the area

3569/01/001/DM32.1/O	Mr Harris & Mrs Irene & Chamberlain	Object		DM32.1	<p>It has come to my attention that you propose several changes to New Addington. I object to these proposals. As a resident of New Addington for over 31 years, I feel I have to have my say. Very many people who live here, regard it as a village or small town - and no more.</p> <p>1) Policy DM32.1B .... "create buildings with smaller footprints that compliment the existing predominant building heights of 3 storeys up to 12 storeys within Central Parade."</p> <p>This is absurd. How can you go back to the sixties when in the end they had to tear down the high rises as they were not fit for purpose? The same will happen again. Thrown up high rises with no thought for the people living there with the damp, lifts not working etc. this will happen, because you will throw them up on the cheap and will not fix them because 'we don't have the money' (usual garbage) and they will be a blot on a very beautiful landscape. If you want to house people, why not put them into some of the empty office blocks (Converted of course) in the centre of Croydon?</p>	No change	<p>Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.</p>
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3699/01/028/DM32.1/O	Cllr J Cummings	Object	Soundness - Justified	DM32.1	<p>DM32.1 should not allow for 12 storey development within Central Parade as this will not enhance the district centre.</p>	No change	<p>Your objection is noted; however not substantiated in planning terms. Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.</p>
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3735/01/012/DM32.1/O	Mr Tim Duce	Object	Soundness - Justified	DM32.1	12 storey tower blocks in New Addington? No thanks.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
3744/02/015/DM32.1/O	Diane Simpson	Object	Soundness - Justified	DM32.1	While I do want to see the regeneration of the western side of Central Parade, I don't believe 12-storey tower blocks are appropriate nor do I think this is what the people of New Addington want. I will therefore be objecting to this policy.	No change	Your objection has been noted; however it has not been substantiated in planning terms. New Addington is a district centre with high level of accessibility to public services, including transport, and therefore suitable to accommodate substantial amount of sustainable growth. 11-12 storey high buildings are already present in the area
3785/01/015/DM32.1/O	Jenny Greenland	Object		DM32.1		No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.

3789/01/015/DM32.1/O	Mr Paul Slaughter	Object	Soundness - Justified	DM32.1	While I do want to see the regeneration of the western side of Central Parade, I don't believe 12-storey tower blocks are appropriate nor do I think this is what the people of New Addington want. I will therefore be objecting to this policy.	No change	Your objection has been noted; however it has not been substantiated in planning terms. New Addington is a district centre with high level of accessibility to public services, including transport, and therefore suitable to accommodate substantial amount of sustainable growth. 11-12 storey high buildings are already present in the area
3804/01/026/DM32.1/C	Cllr L Hale <i>London Borough of Croydon</i>			DM32.1	DM32.1 should not allow for 12 storey development within Central Parade as this will not enhance the district centre	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
3809/01/022/DM32.1/O	Mr Ian Leonard	Object		DM32.1	Policy DM32.1b states the Council will welcome applications that: "... create buildings with smaller footprints that complement existing predominant building heights of 3 storeys up to 12 storeys within Central Parade" (p.133, Croydon Local Plan Detailed Policies & Proposals). The document goes on to say: "Additional policies are required to manage the area to the west of Central Parade where there are precedents of large and tall buildings. This location presents opportunities for growth through the creation of large or tall buildings" (ibid.). It identifies this site as suitable for 50 to 290 homes (pages 181-183, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 44). While I, among many, would like to see the regeneration of the western side of Central Parade, I do not believe twelve storey tower blocks are appropriate nor do I think this is what the people of New Addington want. Consequently, I therefore object to this policy.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.

3825/01/012/DM32.1/S	Yasmeen Hanifa	Support	Soundness - Justified	DM32.1	<p>I write to you having received this email from Gavin Barwell MP, the tone of which I find inflammatory and discriminatory towards the Gypsy and Traveller communities, and smacks of "not in my backyard".</p> <p>I write as a resident of Addiscombe who recognises the huge problem of lack of affordable housing to buy and to rent in London promulgated by this Conservative government and the previous coalition government.</p> <p>I fully support Croydon Council's proposals.</p>	Welcome support	
3897/01/020/DM32.1/O	Cllr M Neal	Object		DM32.1	DM32.1 should not allow for 12 storey development within Central Parade as this will not enhance the district centre;	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4010/01/015/DM32.1/O	Mr R Morley-Smith	Object	Soundness - Justified	DM32.1	While I do want to see the regeneration of the western side of Central Parade, I don't believe 12-storey tower blocks are appropriate nor do I think this is what the people of New Addington want. I will therefore be objecting to this policy.	No change	Your objection has been noted; however it has not been substantiated in planning terms. New Addington is a district centre with high level of accessibility to public services, including transport, and therefore suitable to accommodate substantial amount of sustainable growth. 11-12 storey high buildings are already present in the area
4036/01/015/DM32.1/O	Ms S Wheeler-Kiley	Object	Soundness - Justified	DM32.1	While I do want to see the regeneration of the western side of Central Parade, I don't believe 12-storey tower blocks are appropriate nor do I think this is what the people of New Addington want. I will therefore be objecting to this policy.	No change	Your objection has been noted; however it has not been substantiated in planning terms. New Addington is a district centre with high level of accessibility to public services, including transport, and therefore suitable to accommodate substantial amount of sustainable growth. 11-12 storey high buildings are already present in the area

4089/01/016/DM32.1/O	Victoria Moore	Object		DM32.1	There are also proposals which will change New Addington for the worse. Policy DM32.1b says the Council will welcome applications that: "... create buildings with smaller footprints that complement existing predominant building heights of 3 storeys up to 12 storeys within Central Parade" (p.133, Croydon Local Plan Detailed Policies & Proposals). The document goes on to say: "Additional policies are required to manage the area to the west of Central Parade where there are precedents of large and tall buildings. This location presents opportunities for growth through the creation of large or tall buildings" (ibid.). It identifies this site as suitable for 50 to 290 homes (pages 181-183, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 44). I object strongly to all new proposals for ghastly council flats full of ghastly people. Are there already not enough drug dealers and vanquishers in Croydon borough?	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4090/01/003/DM32.1/O	The Family Durling	Object	Soundness - Justified	DM32.1	While I do want to see the regeneration of the western side of Central Parade, I don't believe 12-storey tower blocks are appropriate nor do I think this is what the people of New Addington want. I will therefore be objecting to this policy.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4104/01/015/DM32.1/O	Terrence & Jacqueline Spriggs	Object	Soundness - Justified	DM32.1	While I do want to see the regeneration of the western side of Central Parade, I don't believe 12-storey tower blocks are appropriate nor do I think this is what the people of New Addington want. I will therefore be objecting to this policy.	No change	Your objection has been noted; however it has not been substantiated in planning terms. New Addington is a district centre with high level of accessibility to public services, including transport, and therefore suitable to accommodate substantial amount of sustainable growth. 11-12 storey high buildings are already present in the area

4117/01/025/DM32.1/O	Cllr S Brew	Object		DM32.1	DM32.1 should not allow for 12 storey development within Central Parade as this will not enhance the district centre;	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4122/01/001/DM32.1/O	Mr David Hazzard	Object		DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4125/01/028/DM32.1/O	Councillor M Fisher	Object	Soundness - Justified	DM32.1	DM32.1 should not allow for 12 storey development within Central Parade as this will not enhance the district centre.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.

4160/01/001/DM32.1/O	Mr T.C Martin	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4163/01/001/DM32.1/O	Mrs J Webb	Object	DM32.1	I wish to object to Policy DM32.1b which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4172/01/002/DM32.1/O	Mr B Cooke	Object	DM32.1	I object to Policy DM32.1b which would allow buildings up to 12 storeys on Central Parade	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.

4177/01/001/DM32.1/O	Mr & Mrs Potter	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4180/01/001/DM32.1/O	Mr David Stagg	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4183/01/006/DM32.1/O	G.A Dale	Object	DM32.1	I am writing to object to: 1. Policy DM32.1b which would allow buildings of up to 12 storeys on Central Parade;	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.

4185/01/001/DM32.1/O	L Gorrie	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4187/01/001/DM32.1/C	Mr Mark Tatum		DM32.1	Object to DM32.1b because it would allow development up to twelve storeys in Central Parade	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4210/01/004/DM32.1/O	Mr K Arnold	Object	DM32.1	I am writing to objec to the policy which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.

4219/01/001/DM32.1/C	Mr R.C Syred		DM32.1	Object to DM32.1b because it would allow development up to twelve storeys in Central Parade	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4222/01/006/DM32.1/O	Mrs Brenda Taylor	Object	DM32.1	I am writing to object to policy DM32.1b which would allow buildings of up to 12 storeys on Central Parade	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4229/01/001/DM32.1/O	Susan Piggott	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.

4233/01/001/DM32.1/O	Mr & Mrs White	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4240/01/002/DM32.1/C	Mr & Mrs Galyer		DM32.1	Object to DM32.1b because it would allow development up to twelve storeys in Central Parade	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4246/01/001/DM32.1/O	Mr & Mrs McManus	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.

4249/01/001/DM32.1/O	Mr & Mrs Grinham	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4250/01/001/DM32.1/O	Mr & Mrs Rasell	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4251/01/001/DM32.1/O	Mr & Mrs Westbrook	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.

4252/01/002/DM32.1/O	Mr & Mrs Worman	Object	DM32.1	Object to 32.1b as it would allow buildings up to 12 storeys in Central Parade	No change	There are precedents of large buildings to the west of Central Parade. However any redevelopment would be subject to the submission of a planning application and would be considered on their merits taking account of the character and layout of the surrounding area
4270/01/001/DM32.1/O	Mr D Payne	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4273/01/002/DM32.1/C	Mrs A Dada		DM32.1	Object to DM32.1b because it would allow development up to twelve storeys in Central Parade	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.

4274/01/001/DM32.1/O	Mr E Mills	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4275/01/001/DM32.1/O	Mr G Drinkwater	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4276/01/001/DM32.1/O	Mr G Meacock	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.

4280/01/001/DM32.1/O	P.M Robertson	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4293/01/001/DM32.1/O	Mr Roberts	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4300/01/002/DM32.1/O	Mrs Carol Mamora	Object	DM32.1	I object to policy 32.1b which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.

4326/01/001/DM32.1/O	Mr M Norman	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4335/01/006/DM32.1/O	Mr P Cornish	Object	DM32.1	I am writing to object to policy DM32.1 which would allow buildings of up to 12 storeys on Central Parade	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4344/01/001/DM32.1/O	Mr & Mrs Rasbrook & Pickford	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.

4350/01/001/DM32.1/O	Mr W Pook	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4352/01/001/DM32.1/O	Mrs I Pegrum	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4362/01/002/DM32.1/C	Mrs G Syred		DM32.1	Object to DM32.1b because it would allow development up to twelve storeys in Central Parade	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.

4373/01/001/DM32.1/O	Mrs J.M Martin	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4381/01/001/DM32.1/O	Mr & Ms Sagar & Allen	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
4382/01/001/DM32.1/O	Kate Adams	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.

6067/01/001/DM32.1/O	T Morris	Object	DM32.1	Policy DM32.1B which would allow buildings of up to 12 storeys on Central Parade.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. New Addington is one of Croydon's district centres with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. 11-12 storey high buildings are already present in the area.
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1112/01/002/DM32.2/O		Object	Soundness - Justified	DM32.2	We understand housing is also to be built around the Fisher Farm recycling site, the 21 Club and beyond. Whilst local people do appreciate housing needs to be built - they have also questioned the lack of infrastructure the potential influx of all these combined properties - sited on Northdowns and also planned for Central Parade west, will highlight. Also a worry is the change to TfL bus routes has seen an added length to every journey around the estate, further afield is worse - it took children from Rowdown School visiting the Pantomime at the Fairfield Halls 1 hour and 20 mins to get back from East Croydon to New Addington. Road congestion has also been flagged as an issue. To build a substantial amount of housing, the Council needs to look at providing another road off the estate. Pathfinders take it personally that residents have been lied to - hoodwinked - and this is not right. Does this regeneration need yet more protracted legal arguments, or will the weight of residents voices actually be listened to? Where are the long-awaited plans which should have been out for viewing before these plans were commented on? This would have at least provided residents with a more comprehensive knowledge of the Councils ideas and how this would look.	No change	An alternative site for the Household Waste Centre has not yet been identified and therefore the site cannot be allocated for an alternative use as this would be contrary to the South London Waste Plan.
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1949/01/023/DM32.2/C	Beth Havelock <i>Transport for London</i>	Comment		DM32.2	As the Council is aware TfL is investigating the options to improve the access arrangements for Addington Village Bus Station. These options are still been considered, but TfL will be able to provide more information on the work in the future. TfL requests the plan is updated to reflect this when more information is available. The Council's aspirations for housing growth in this area is supported. TfL welcomes further discussion with the Council about provision of transport improvements.	The Plan should be updated to include information on Addington Village Bus Station when it becomes available.	No change	Should more information become available during the making of the Local Plan, this will be included as appropriate.
2242/02/002/DM32.2/O	Mrs Marion Burchell <i>New Addington Pathfinder</i>	Object	Soundness - Justified	DM32.2	Fishers Farm - The moving of the recycle centre is I feel a good move for the residents that live near there. However I strongly feel that this site needs to remain in New Addington and in an easily accessible position for not only people driving there, but people walking as well. The building of housing on this site is a far better prospect than Central Parade. This is of course as long as the users of the building that are to be demolished are given another option of premises at a rate that is compatible to the amount they are paying now.		No change	An alternative site for the Household Waste Centre has not yet been identified and therefore the site cannot be allocated for an alternative use as this would be contrary to the South London Waste Plan.
2244/01/002/DM32.2/O	Bettine Scott-Grindrod	Object	Soundness - Justified	DM32.2	•The proposed satellite campus for Wallington County Grammar School on Pioneer Place will also cause a great increase in traffic, because the transport links are simply not there. The existing infrastructure is already under strain and one of the local services has recently been halved.		No change	The site on Pioneer Place is not a subject of this consultation.
2690/02/008/DM32.2/O	Miss Nicola Hume <i>Persimmon Homes</i>	Object		DM32.2	We would like to take this opportunity to draw the attention of the Council to a site controlled by Persimmon Homes located in Addington. This site currently lies within the Green Belt, however to what extent this land meets the purposes of the Green Belt, outlines in paragraph 80 of the NPPF is contentious. We believe that this site could accommodate residential development and help in meeting the housing requirement over the plan period. We believe that this site should be considered deliverable and available as one of the leading UK house builders is positively promoting the site. In allowing development to be brought forward on this site it will allow the Strategic Policies of the Local Plan to be met.	A Green Belt site in Addington should be considered for residential.	No change	A comprehensive assessment of the Green Belt has been carried out and this site remains designated as Green Belt. It is therefore not considered appropriate for development.

2690/01/008/DM32.2/O	Miss Nicola Hume <i>Persimmon Homes</i>	Object		DM32.2	We would like to take this opportunity to draw the attention of the Council to a site controlled by Persimmon Homes located in Addington. This site currently lies within the Green Belt, however to what extent this land meets the purposes of the Green Belt, outlines in paragraph 80 of the NPPF is contentious. We believe that this site could accommodate residential development and help in meeting the housing requirement over the plan period. We believe that this site should be considered deliverable and available as one of the leading UK house builders is positively promoting the site. In allowing development to be brought forward on this site it will allow the Strategic Policies of the Local Plan to be met.	A Green Belt site in Addington should be considered for residential.	No change	A comprehensive assessment of the Green Belt has been carried out and this site remains designated as Green Belt. It is therefore not considered appropriate for development.
3206/01/002/DM32.2/O	Mr Steve Kenney	Object		DM32.2	Hello, we would like to object to yet another ludicrous proposal to deface New Addington and have a massive effect on the community. No doubt the council are putting this forward due to being a deprived area!		No change	Your representation does not refer to any specific document, policy or paragraph and therefore is considered as not duly made
0790/01/137/DM32.2/O	Mr Mathew Frith <i>London Wildlife Trust</i>	Object	Soundness - Justified	DM32.2 120	The Trust has a few concerns relating to loss of greenspace and re-designation of greenspaces and objects to the allocation of this site for residential use.		Change	The area is well served by public open space, however should any development of the site incur the loss of playing fields, these would need to be reprovided. The allocation will be amended setting out that any loss of playing fields must be reprovided.
1929/02/005/DM32.2/O	Mr Charles Marriott	Object		DM32.2 120	I particularly object to your proposals for Addington.		Change	The area is well served by public open space, however should any development of the site incur the loss of playing fields, these would need to be reprovided. The allocation will be amended setting out that any loss of playing fields must be reprovided.

2627/01/001/DM32.2/C	<i>The Family Centre</i>	Comment		DM32.2 120	<p>The strategic objectives may be met long term but there may be more appropriate ways of assuring the community continues to receive the require support during this time. Delivery of new community facilities may be possible but will require extensive planning and organisation to ensure existing provision is maintained both during redevelopment and afterwards.</p> <p>Existing provisions must be maintained for correct community and this cannot happen if the Family centre is demolished. Use of land at Timebridge for residential development including replacement community services raises questions concerning the number of new residents requiring community support. As currently provided by The Family Centre. In itself, the development of the land is not an issue but if the Family Centre is demolished, there will inevitably be a period where no provision is possible and this will seriously affect the existing community. Any new development of a community centre will need to encompass the Family Centre provision. Constant provision of service by existing facilitators must be maintained.</p> <p>Experienced, well-trained staff must no be lost/made redundant as this will not allow or continued service provision during any redevelopment.</p>	Any new development of a community centre will need to encompass the Family Centre provision. Constant provision of service by existing facilitators must be maintained.	Change	The area is well served by public open space, however should any development of the site incur the loss of playing fields, these would need to be reprovided. The allocation will be amended setting out that any loss of playing fields must be reprovided and that provision of a family centre shall be continuous during the construction stage.
2657/01/021/DM32.2/O	Rebecca Pullinger <i>CPRE London</i>	Object	Soundness - Effective	DM32.2 120	<p>The more specific site allocations represent a large reduction in the amount of designated and non-designated open space. While we acknowledge the need to build new homes and associated infrastructure such as schools, Croydon's growing population also needs quality open spaces for all the human amenity and ecosystem services which they provide.</p> <p>We object to the allocation of this site for residential use. The site is already well used by the local community and the proposed development will lead to the loss of this green space.</p>		Change	The area is well served by public open space, however should any development of the site incur the loss of playing fields, these would need to be reprovided. The allocation will be amended setting out that any loss of playing fields must be reprovided.

3349/01/008/DM32.2/O	Mr Richard Jeffries	Object	DM32.2 120	Other Sites that the Council should reconsider instead of both Coombe Lodge Nurseries and Coombe Farm are the following: <input type="checkbox"/> 16 - Heath Clark playing fields, Stafford Road, Waddon <input type="checkbox"/> 120 - Timebridge Community Centre, Field Way, New Addington <input type="checkbox"/> 518 - Land adjacent to 103 Goodenough Way, The Admirals Walk, Old Coulsdon <input type="checkbox"/> 522 - Wandle Road surface car park, Wandle Road, Croydon Opportunity Area <input type="checkbox"/> 536 - Land of former Croydon Airport runway, south of Imperial Way, Waddon <input type="checkbox"/> 552 - Land adjacent to Ashburton playing fields at rear of 2-88 Coleridge Road, Addiscombe <input type="checkbox"/> 553 - By Pavilion Playing Fields, Purley Way, Waddon <input type="checkbox"/> 632 - Land south of Threehalfpenny Woods, Kent Gate Way, Bridle Way, Addington <input type="checkbox"/> 636 - Land west of Timebridge Community Centre, Lodge Lane, Elmside, Addington <input type="checkbox"/> 767 - Cane Hill-south part, Hollymeoak Road / Portnalls Road, Coulsdon	Use as a Gypsy and Traveller site	No change	The site is in an area of the borough with the highest deprivation and is not suitable for a Gypsy and Traveller site.
3966/01/003/DM32.2/O	Ms S Kemp	Object	DM32.2 120	It makes me want to weep when i read what you have planned for Croydon. I myself live in New Addington, it was a horrible place but now it has vastly improved, your ideas for it no doubt will cause more uproar again, nowhere no green spaces left in the end for the children or dog walkers to go. Tower blocks, school we dont actually need it all so vile. Lets be honest you could built on brown land why choose green land. I can forsee such a horrible Croydon in the future, when i moved to Croydon from Fulham many years ago it was so different to what it is now, by the time you ruin it it will be one of the worse neighbourhoods in London. Of course we mustnt say Surrey as we have been taken over.		Change	The area is well served by public open space, however should any development of the site incur the loss of playing fields, these would need to be reprovided. The allocation will be amended setting out that any loss of playing fields must be reprovided.
4362/01/003/DM32.2/C	Mrs G Syred		DM32.2 120	object to the dedesignation of Green Belt on land to the west of Timebridge Community Centre		Change	The area is well served by public open space, however should any development of the site incur the loss of playing fields, these would need to be reprovided. The allocation will be amended setting out that any loss of playing fields must be reprovided.

1112/01/001/DM32.2/O	New Addington Pathfinders	Object	Soundness - Justified DM32.2 44	<p>Many local people appreciate the need to build affordable housing, it is the placement and reasoning that we are objecting to.</p> <p>Pathfinders liaised with the Council CEO, Officers and Legal Department at the time of the 2nd Village Green application which, if passed, would have effectively halted any regeneration.</p> <p>We offered residents to opportunity to support or oppose the TVG2 and, as we were asked various questions regarding the longterm plans for CP West, we asked for and received, in writing, various answers from the CEO of Croydon Council one of these being that there would be NO housing associated with any regeneration on this area, and many signed on this premise.</p> <p>We would also draw your attention to the history of the previous regeneration with many unhappy with the height of dwellings - this has been echoed throughout every public and costly consultation since.</p> <p>Residents are clear that they do not want high-rise dwellings, but do want a decent sized supermarket together with other amenities on this site.</p>	No change	Each planning permission is considered on its merits and will be subject to all relevant policies of the Local and London Plan. This includes assessing the application with regards to outlook, overlooking and privacy.
1929/02/009/DM32.2/O	Mr Charles Marriott	Object	DM32.2 44	I object to the proposals for Addington.	No change	The site is suitable for mixed use development of the range outlined in the detailed policies and proposals.
1968/01/004/DM32.2/O	Gavin Barwell	Object	DM32.2 44	Policy DM32.1b Central Parade. Which would allow buildings of up to 12 storeys on Central Parade. While I want to see the regeneration of the western side of Central Parade, I don't believe 12 storey tower blocks are appropriate nor do I think this is what the people of New Addington want.	No change	The site is suitable for mixed use development of the range outlined in the detailed policies and proposals.
2136/02/005/DM32.2/O	R. W. Taylor	Object	DM32.2 44	12 storey Flats in New Addington parade would be out of place. Forestdale is low rise buildings. To try and change it would destroy the character of the estate.	No change	The site is suitable for mixed use development of the range outlined in the detailed policies and proposals.

Site 44 - I think the site needs updating as long as all current provisions are rebuilt to a better standard without losing any current facilities or downsizing. The community centre is used by many groups/clubs and organisations at the moment. I don't think we need anymore housing on this site as we don't have enough facilities for local people as it is. The local dance school provides a great service to many children and other groups for children and adults need to continue.

I cannot see this being delivered to local's satisfaction. I think it will cause many problems and some current facilities will be lost New Addington residents pride themselves with the facilities it offers to the whole community. Please don't take any of this away.

It seems that it is a way to solve the current housing issues but many of the facilities will definitely be compromised i.e. facilities for children, the elderly and GP services are stretched as it is. Please make sure the community are kept well informed and are asked what they want/need. But above all please listen to us not ignore us.

The site is suitable for mixed use development of the range outlined in the detailed policies and proposals.

2174/01/001/DM32.2/O	M Fuller	Object	Soundness - Justified	DM32.2 44	<p>With the proposal to provide new residential, community, healthcare facility, leisure and retail with large footprint, the recent past proposal to provide more open space is not an option if the Council's wish to maintain the garden village character of the area. The larger footprint proposal could be suggesting development of up to 3 storeys and with numerous developments proposed little open space would appear available after allowance is made for the motor car.</p> <p>DM32.1b is not an accurate statement. In the area proposed development there are no influential structures to the height of 12 storeys. There is an isolated 11 storey residential tower block in the centre of Chertsey Crescent and an 8 storey residential tower block near each end of Overbury Crescent, neither of which could be considered to be predominant or respect and enhance local character (DM15.1) and the addition of further high rise will not improve the situation nor be compatible with the Council's wish to maintain the garden village character of the area.</p> <p>Neither does the development proposed fit well with the Council's claim to protect Local Green Spaces including the space around the public buildings on the west side of Central Parade.</p>	No change	The site is suitable for mixed use development of the range outlined in the detailed policies and proposals.
2174/01/002/DM32.2/O	M Fuller	Object	Soundness - Justified	DM32.2 44	<p>What is the need for retail on this site. At the Lidl appeal the Council argued that that New Addington could not sustain more than three supermarkets (Iceland, Co-op and the now permitted Lidl). As the Lidl is now open is there still a need for further retail in New Addington?</p>	No change	The site is suitable for mixed use development of the range outlined in the detailed policies and proposals; it is considered an acceptable use in this location and it's size cannot therefore be restricted.

2242/02/001/DM32.2/O	Mrs Marion Burchell <i>New Addington Pathfinder</i>	Object	Soundness - Justified	DM32.2 44	This area has been up for development for years the first plans were objected to because of the level of housing. This still is the case I object to the scale of housing proposed and the height of the proposed housing as it will affect peoples privacy. Also the extra amount of cars will case even more of a problem for the elderly residents in the tower block on Chertsey Cres, who already are unable to park near to their homes. For the elderly, disabled and frail this is already a problem. The area is part of a dispersal and drink free zone because of anti-social behavior already filling the area with more people, I feel will increase the problem. I understand that Croydon Council has a commitment to build a huge amount of housing to ease the housing crisis but here is not the place.	No change	Each planning permission is considered on its merits and will be subject to all relevant policies of the Local and London Plan. This includes assessing the application with regards to outlook, overlooking and privacy.	
2242/01/002/DM32.2/O	Mrs Marion Burchell <i>New Addington Pathfinder</i>	Object		DM32.2 44	I welcome the regeneration of the leisure centre, health centre and shopping. However, the level of housing proposed for this site is by far 50-290 too many. I am aware of the targets you need to meet and agree that more housing is needed across the borough but not on this site. We have been assured previously that there would be no housing on this site. A public apology on this change would help.	The number of homes proposed for this site should be reduced.	No change	Each planning permission is considered on its merits and will be subject to all relevant policies of the Local and London Plan. This includes assessing the application with regards to outlook, overlooking and privacy.
2325/01/003/DM32.2/O	Miss Kirsty Pearce <i>New Addington Path Finders</i>	Object	Soundness - Justified	DM32.2 44	New Addington - west side Central Parade. Your plans indicate you have not listened or appreciated what local people have been feeding back to you since the consulation since 2007 as it show too much housing, not enough retail. Pathfinders worked with the Council to alley resident's fears and overturn the 2nd village green application as it was confirmed to us that there would be no housing on this site. It seems you have lied. We will consult again as I strongley suspect you will hear the same from residents now as you did then. They want a supermarket, new leisure centre, community centre and will not want high-rise housing.		No change	The site is suitable for mixed use development of the range outlined in the detailed policies and proposals.
2635/01/017/DM32.2/O	Paul Sandford <i>Bourne Society</i>	Object		DM32.2 44	DM32.1 should not allow for 12 storey development within Central Parade as this will not enhance the district centre		No change	The site is suitable for mixed use development of the range outlined in the detailed policies and proposals.

2671/01/001/DM32.2/O	Lara Fish	Object		DM32.2 44	Although I agree that there is always demand for housing, I do not think that New Addington is the right place. We are already stretched for dental and medical services in the area and although I do not personally know anyone at our local schools, I have been led to believe that they are also at a capacity.	No housing should be allocated for this site.	No change	As part of the redevelopment of the site, provision of supporting infrastructure will be required.
2988/01/001/DM32.2/O	Mrs Angela Oakley	Object		DM32.2 44	We do not need or want anymore tower blocks at New Addington, nor do we need another school on Rowdown fields. The travellers when up here cause trouble being rude to people and stealing from the shops, which I have witness, also this happen many years ago on Forestdale shops, where I worked, do you really want to spoil all the green belt, there is the old Stewart Plastic site at Purley Way which has been left empty for years		No change	The site is suitable for mixed use development of the range outlined in the detailed policies and proposals.
3160/01/002/DM32.2/O	Mr James Barnes	Object	Soundness - Justified	DM32.2 44	It has come to my attention what Corydon council are planning to do  such as building on green belt land . or the building of high rise flats on or near centre parade. This is rank out of order I And most others think . as you are laying out to build high rise flats in or around centre parade. As well as building on green belt land A gypsy/traveller,s site on the said green belt land. nor do i agree to building of a second school on land next to rodow school . this also being on green belt land . This i see as very under handed by this labour council .+		No change	The site is suitable for mixed use development of the range outlined in the detailed policies and proposals.

Policy DM32.1b says the Council will welcome applications that:  
 "...create buildings with smaller footprints that complement existing predominant building heights of 3 storeys up to 12 storeys within Central Parade" (p.133, Croydon Local Plan Detailed Policies & Proposals).

The document goes on to say:  
 "Additional policies are required to manage the area to the west of Central Parade where there are precedents of large and tall buildings. This location presents opportunities for growth through the creation of large or tall buildings" (ibid.).

It identifies this site as suitable for 50 to 290 homes (pages 181-183, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 44).

Whilst it would be important to see the regeneration of the western side of Central Parade, I don't believe 12-storey tower blocks are appropriate. Tower blocks in central London are mostly discontinued and examples of these are those in Elephant and Castle area and Harlesden. The high tower blocks in these areas were eventually destroyed and the residents who lived in them were resettled into lower rise blocks bungalows and duplex type accommodations.

So, my question to you is as follows:-  
 Why are you proposing to build structures that other councils and boroughs are fast withdrawing from.? I live in New Addington and have done so for a decade, this is definitely not what we want in this area as we all love the greenery and village atmosphere. A lot of people here have moved from the "lego" brick like areas of central London to New Addington for the air quality, tranquility and rural setting.

My question to you is:-  
 Do you value the well being of the residents of New Addington and if so why are you putting forward proposals that would drastically change the setting,atmosphere entire environment and well being of the people who currently live in this area without any seemingly forethought?

The site is suitable for mixed use development of the range outlined in the detailed policies and proposals. Any applications received for the development of the area will be subject to all relevant policies of the local plan which include those pertaining to local character, design and amenity space.

3458/01/001/DM32.2/O Ms E Randall	Object	DM32.2 44	<p>I strongly object to the following proposals which will have a negative impact on either green belt land or the character of Addington.</p> <p>Wanting to build tall housing property will change the landscape drastically and create a grotesque barrier of concrete between Croydon and the countryside. It will also put immense pressure on the primary school system of the local area where a majority of schools are over subscribed.</p> <p>Changes to Forestdale will have a negative impact on local services and the housing prices of Forestdale for existing residents. The local schools are over subscribed and therefore additional resident numbers can not be supported. The areas around Forestdale are managed by a management company which is paid for by residents. Additional rubbish along footpaths and general maintenance of the footpaths gets ignored by the council as it happens within the estate. Would this change if the council insist on throwing their weight on changing the quiet family demeanour of the estate?</p>	No change	The site is suitable for mixed use development of the range outlined in the detailed policies and proposals.
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3809/01/017/DM32.2/O Mr Ian Leonard	Object	DM32.2 44	<p>Policy DM32.1b states the Council will welcome applications that: "... create buildings with smaller footprints that complement existing predominant building heights of 3 storeys up to 12 storeys within Central Parade" (p.133, Croydon Local Plan Detailed Policies &amp; Proposals). The document goes on to say: "Additional policies are required to manage the area to the west of Central Parade where there are precedents of large and tall buildings. This location presents opportunities for growth through the creation of large or tall buildings" (ibid.). It identifies this site as suitable for 50 to 290 homes (pages 181-183, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 44). While I, among many, would like to see the regeneration of the western side of Central Parade, I do not believe twelve storey tower blocks are appropriate nor do I think this is what the people of New Addington want. Consequently, I therefore object to this policy.</p>	No change	The site is suitable for mixed use development of the range outlined in the detailed policies and proposals.
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3966/01/002/DM32.2/C	Ms S Kemp	Comment	DM32.2 44	It makes me want to weep when i read what you have planned for Croydon. I myself live in New Addington, it was a horrible place but now it has vastly improved, your ideas for it no doubt will cause more uproar again, nowhere no green spaces left in the end for the children or dog walkers to go. Tower blocks, school we dont actually need it all so vile. Lets be honest you could built on brown land why choose green land. I can forse see such a horrible Croydon in the future, when i moved to Croydon from Fulham many years ago it was so different to what it is now, by the time you ruin it it will be one of the worse neighbourhoods in London. Of course we mustnt say Surrey as we have been taken over.	No change	The site is suitable for mixed use development of the range outlined in the detailed policies and proposals.
4089/01/014/DM32.2/O	Victoria Moore	Object	DM32.2 44	There are also proposals which will change New Addington for the worse. Policy DM32.1b says the Council will welcome applications that: "... create buildings with smaller footprints that complement existing predominant building heights of 3 storeys up to 12 storeys within Central Parade" (p.133, Croydon Local Plan Detailed Policies & Proposals). The document goes on to say: "Additional policies are required to manage the area to the west of Central Parade where there are precedents of large and tall buildings. This location presents opportunities for growth through the creation of large or tall buildings" (ibid.). It identifies this site as suitable for 50 to 290 homes (pages 181-183, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 44). I object strongly to all new proposals for ghastly council flats full of ghastly people. Are there already not enough drug dealers and vanquishers in Croydon borough?	No change	The site is suitable for mixed use development of the range outlined in the detailed policies and proposals.

0115/03/002/DM32.2/C	Mr Bob Sleeman		DM32.2 636	call for a review including increased weighting for needs for transport, education and health facilities for all sites suitable for 15 + pitches with site area greater than 4.0: 636: Land west of Timebridge Community Centre, Lodge Lane, Elmside, Addington CR00QA	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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0357/03/004/DM32.2/O	Ms H Farley	Object	DM32.2 636	I particularly object to your proposals for the Forestdale & Addington, Selsdon & Shirley areas and the proposed secondary school on the Green Belt land of Rowdown Fields. Totally inappropriate siting for an additional secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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0431/01/002/DM32.2/O	Mr S Williams	Object		DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
0790/01/138/DM32.2/O	Mr Mathew Frith <i>London Wildlife Trust</i>	Object	Soundness - Justified	DM32.2 636	The Council's Green Belt Review concluded that this site met Green Belt criteria; the proposed development is inappropriate. We object to the proposed designation of this site for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

1112/01/003/DM32.2/O		Object	Soundness - Justified	DM32.2 636	Pathfinders questioned a Ward Councillor several years ago as to why they had not ever proposed the building of a supermarket (who would then redevelop the badly run-down Timebridge Centre) as more affordable and easier to access shopping facilities are desperately needed for Fieldway residents. We were told this couldn't happen as the road in and out of Fieldway would be unable to cope with the added traffic. Are we now to understand that this will be the first step to the erosion of our green space and that the road will now be able to cope with regular deliveries to a Secondary School, plus more pressure on our bus route and more road traffic from parents cars? It should also be noted that our present Secondary School is under-subscribed and at present, has pupils from across the Borough attending. We believe this will be the wrong siting to best serve pupils in the years to come.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
1697/03/001/DM32.2/O	A R Jones	Object		DM32.2 636	I wish to object to the loss of Greenbelt at Rowdown Fields. Such loss will allow further urban sprawl and increase atmospheric pollution in Croydon and damage Public Health.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

1697/02/001/DM32.2/O	A R Jones	Object		DM32.2 636	I wish to object to the loss of Greenbelt at Rowdown Fields. Such loss will allow further urban sprawl and increase atmospheric pollution in Croydon and damage Public Health	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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1827/01/016/DM32.2/O	Jane & Paul Riley	Object	Soundness - Justified	DM32.2 636	We certainly need additional secondary school places in certain parts of the borough, but there isn't a shortage of secondary school places in the New Addington area. I will therefore be objecting to the de-designation of this land as Green Belt and the use of this site for a secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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1918/01/016/DM32.2/O	Mr Gareth Champion	Object	Soundness - Justified	DM32.2 636	We certainly need additional secondary school places in certain parts of the borough, but there isn't a shortage of secondary school places in the New Addington area. I will therefore be objecting to the de-designation of this land as Green Belt and the use of this site for a secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
1926/01/017/DM32.2/O	Councillor Luke Clancy	Object	Soundness - Justified	DM32.2 636	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Land to the west of Timebridge Community Centre, Lodge Lane, site reference 636. The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

1929/02/008/DM32.2/O	Mr Charles Marriott	Object	DM32.2 636	I object to the proposed secondary school on the Green Belt land of Rowdown Fields. This is a wholly inappropriate siting for an additional secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
1968/01/005/DM32.2/O	Gavin Barwell	Object	DM32.2 636	I am writing to formally object to - The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane, reference 636, so that it can be used for a new secondary school. We certainly need additional secondary school places in parts of the borough, but there isn't a shortage of secondary school places in the New Addington area.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2056/01/006/DM32.2/O	Councillor Dudley Mead <i>London Borough of Croydon</i>	Object	DM32.2 636	<p>I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews:</p> <p>Land to the west of Timebridge Community Centre, Lodge Lane, site reference 636.</p> <p>The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
2062/01/017/DM32.2/O	Councillor Jason Perry <i>London Borough of Croydon</i>	Object	Soundness - Justified DM32.2 636	<p>I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews:</p> <p>Land to the west of Timebridge Community Centre, Lodge Lane, site reference 636.</p> <p>The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>

2071/01/017/DM32.2/O	Councillor Mario Creatura <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM32.2 636	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Land to the west of Timebridge Community Centre, Lodge Lane, site reference 636. The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.	
2128/02/013/DM32.2/O	Cllr Steve O'Connell AM	Object		DM32.2 636	I object to the loss of Green Belt. The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid.	This site should remain Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2242/01/001/DM32.2/O	Mrs Marion Burchell <i>New Addington Pathfinder</i>	Object		DM32.2 636	I would prefer to see a supermarket development (similar to Selsdon) instead. Not a school which will attract people from across the borough and congest even more our one road in and out of the estate.	The site should be used for a supermarket.	No change	The site is not an appropriate location for a supermarket.
2242/02/003/DM32.2/O	Mrs Marion Burchell <i>New Addington Pathfinder</i>	Object	Soundness - Justified	DM32.2 636	The need for a secondary school up here is not needed the local senior school is not full. I am aware of the need for places in other parts of the borough and feel you would be better placed to find an area nearer where the need is. The road that runs through Fieldway that would service this is far from fit for that purpose. The one road in and out of New Addington is often so congested that it can take half an hour to travel Lodge Lane which is approx. 1 mile.		No change	The site has met the criteria for the de-designation of Green Belt and has been identified to meet the need for school places in the borough. Once the school buildings are built the remainder of the site will remain designated as Green Belt. The Council is working with TfL to assess the impact of the proposal on the tram network.

2357/01/007/DM32.2/O	Mr & Mrs A.M. & K.M. Bean	Object		DM32.2 636	I am writing to strongly object to: 6. De-designation of the green belt land to the west of Timebridge Community Centre and east of Lodge Lane. Reference number 636	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2448/01/017/DM32.2/O	Andy Stranack <i>Croydon Council</i>	Object	Soundness - Justified	DM32.2 636	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Land to the west of Timebridge Community Centre, Lodge Lane, site reference 636. The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2629/01/002/DM32.2/S	Jamie McFarland <i>Education Funding Agency</i>	Support		DM32.2 636	The Education Funding Agency has approved 3 new Free Schools currently looking for sites within Croydon. This site has been identified as being potentially suitable options for the permanent location of the Ark Croydon Secondary Academy. We would welcome the opportunity to work with Croydon Council and the respective trust to make these sites available options for these schools.	Welcome support	

2634/01/002/DM32.2/S	Charlie Fagan ARK	Support	DM32.2 636	<p>We are confident that a successful secondary school could be developed on this site.</p> <ul style="list-style-type: none"> <li>- The site is situated in an area which has been identified as requiring secondary pupil places in the coming years</li> <li>- The site is an excellent size to accommodate a secondary school and could therefore make a substantial contribution to meeting this demand</li> <li>- The site is in an area which meets the demographic criteria for Ark schools</li> <li>- The site is located near Ark Oval Primary Academy and would therefore create an opportunity to establish a link between the two schools.</li> </ul>	Welcome support	
2635/01/010/DM32.2/O	Paul Sandford Bourne Society	Object	DM32.2 636	<p>I also object to the de-designation of the following areas: Coombe Road Playing Fields as Green Belt, site reference 662; Land to the west of Timebridge Community Centre, Lodge Lane, site reference 636. which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews. The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>

2657/01/022/DM32.2/O	Rebecca Pullinger CPRE London	Object	Soundness - Effective	DM32.2 636	<p>The more specific site allocations represent a large reduction in the amount of designated and non-designated open space. While we acknowledge the need to build new homes and associated infrastructure such as schools, Croydon's growing population also needs quality open spaces for all the human amenity and ecosystem services which they provide.</p> <p>We object to the proposed designation of this site for a new secondary school. The council's Green Belt Review concluded it met its Green Belt designation and the proposed development is inappropriate. It has also been suggested that school places are not actually needed in this catchment area (Local MP, Gavin Barwell) and, in any event, school place requirements constitute a general pressure and not the 'exceptional circumstances' required by the NPPF or London Plan to justify development on Green Belt.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>	
2671/01/002/DM32.2/O	Lara Fish	Object		DM32.2 636	<p>At this point it would be time to say that a new school on Rowdown Fields is not the answer to this. Lodge Lane is the only way in and out of New Addington and is always busy. A school at the top end would not be conducive to keeping traffic flowing. Moving on from this, although the transport structure here is not totally inadequate, more housing and school would mean that the current timetables would not be good enough. Trams are already overcrowded with standing room only at all times of the day, not just during the peak hours. The new bus timetable, which has recently been introduced, does not realistically cater for journeys towards Croydon anymore.</p>	This site should not be allocated as a school.	No change	<p>The site has met the criteria for the de-designation of Green Belt and has been identified to meet the need for school places in the borough. Once the school buildings are built the remainder of the site will remain designated as Green Belt. The Council is working with TfL to assess the impact of the proposal on the tram network.</p>

2675/01/002/DM32.2/O	Lynn Colthart	Object	Soundness - Justified	DM32.2 636	<p>The main reason for my objection on this point is not just use of green belt land but mainly the impact this will have on travelling in and out of the New Addington estate.</p> <p>As you are aware there is only one main road in and out of the estate and travelling time by bus &amp; car is excessive as it is due to current levels of traffic - what are your plans for the local roads? Travelling along Kent Gate Way from Coney Hall to the round about at the bottom of Lodge Lane is also a congested route, so this route will also have to be reviewed. In addition at peak times trams are completely full so more trams would need to run during these peak times - how could the tram (and bus) network possibly ever cope with 100's of additional school children going to school when it can't even cope with current passenger levels. You have this noted as a Medium for Public Transport Accessibility, however this must be Extremely HIGH impact.</p> <p>Again no mention of Road usage. The estate only has one main road in &amp; out and this could have Extremely High Impact to the existing problems the estate has with road access - the 'school run' effect of parents dropping children at school will be a disaster for the local road network</p>	No change	<p>The site has met the criteria for the de-designation of Green Belt and has been identified to meet the need for school places in the borough. Once the school buildings are built the remainder of the site will remain designated as Green Belt. The Council is working with TfL to assess the impact of the proposal on the tram network.</p>
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2723/01/002/DM32.2/O	Mr Christopher Knight	Object		DM32.2 636	<p>The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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2775/01/017/DM32.2/O	Cllr Tim Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM32.2 636	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Land to the west of Timebridge Community Centre, Lodge Lane, site reference 636. The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2776/01/017/DM32.2/O	Cllr Helen Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM32.2 636	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Land to the west of Timebridge Community Centre, Lodge Lane, site reference 636. The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2791/07/002/DM32.2/O	Peter Staveley	Object		DM32.2 636	<p>2.1 Do you think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3? Whether yes or no please state your reasons...</p> <p>No, the land is current Green Belt or Metropolitan Open Land or otherwise designated green land and should not be built on.</p> <p>Yes there is, or will be, a shortage of secondary school spaces in Croydon but there is no shortage (and unlikely to be a shortage) of secondary school spaces in Addington. Yes, it is deliverable but should not be delivered on that land.</p> <p>No, it is not sustainable because it removes the need for green space for future generations.</p> <p>It is also not sustainable because all the demand for spaces will occur outside of the Addington area so a new secondary school here will impose additional pollution from unnecessary transport journeys.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land.</p> <p>This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
2812/01/017/DM32.2/O	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM32.2 636	<p>I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews:</p> <p>Land to the west of Timebridge Community Centre, Lodge Lane, site reference 636.</p> <p>The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land.</p> <p>This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>

2829/01/017/DM32.2/O	Cllr Margaret Mead <i>Croydon Council</i>	Object	Soundness - Justified 636	DM32.2	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Land to the west of Timebridge Community Centre, Lodge Lane, site reference 636. The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2841/01/012/DM32.2/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object	DM32.2	636	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Land to the west of Timebridge Community Centre, Lodge Lane, site reference 636. The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2842/01/017/DM32.2/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM32.2 636	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Land to the west of Timebridge Community Centre, Lodge Lane, site reference 636. The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2981/01/004/DM32.2/O	Mr & Mrs Jean & Peter Vile	Object	Soundness - Consistent with National	DM32.2 636	We both agree that we do not want to lose any of our green belt. And the parking in the area is truly so bad especially in Coulsdon.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2988/01/003/DM32.2/O	Mrs Angela Oakley	Object		DM32.2 636	We do not need or want anymore tower blocks at New Addington, nor do we need another school on Rowdown fields. The travellers when up here cause trouble being rude to people and stealing from the shops, which I have witness, also this happen many years ago on Forestdale shops, where I worked, do you really want to spoil all the green belt, there is the old Stewart Plastic site at Purley Way which has been left empty for years	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3029/01/016/DM32.2/O	Mr Paul Newton <i>Addington Village Residents Assoc</i>	Object	Soundness - Justified	DM32.2 636	We certainly need additional secondary school places in certain parts of the borough, but there isn't a shortage of secondary school places in the New Addington area. I will therefore be objecting to the de-designation of this land as Green Belt and the use of this site for a secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3070/01/001/DM32.2/O	Christine Denney	Object	Soundness - Consistent with National	DM32.2 636	I should like to protest against the site chosen for gypsy camps and a new secondary school being built on green belt. There must be better sites for them as we must protect our green belt sites.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3074/01/005/DM32.2/O	Christine Younger	Object		DM32.2 636	I strongly object to this council building or using Green Belt sites for this and any other purpose. Also high rise flats will upset the balance of the areas. I do accept that we need more housing but these should be build on existing empty or land filled sites.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3077/01/007/DM32.2/O	Mrs Clare Gardner	Object	Soundness - Justified	DM32.2 636	2.The de-designation of:  •Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation; •Coombe Road Playing Fields as Green Belt, site reference 662; •Land at Shirley Oaks; •Rowdown Fields site reference 636 (New Addington does not need another secondary school) as the de-designation of these sites would not comply with Policy SP7.2 and protection of the green grid;	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3078/01/002/DM32.2/O	Clare Greaves	Object		DM32.2 636	I am writing to object to The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (ref 636) so that it can be used for a new secondary school	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3087/01/005/DM32.2/O	Mrs Halina Tutt	Object	DM32.2 636	Another proposal that concerns me is the de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (most people refer to this site as Rowdown Fields) so that it can be used for a new secondary. We certainly need additional secondary schools in certain parts of Croydon, but I don't feel there is a shortage of secondary school places in the New Addington area. I am therefore objecting to the de-designation of this land as Green Belt and the use of this site for a secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3145/01/014/DM32.2/O	Mr David Harwood	Object	DM32.2 636	I object to the de-designation of Green Belt Land and building of a secondary school reference number 636	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3160/01/003/DM32.2/O	Mr James Barnes	Object	Soundness - Justified	DM32.2 636	<p>It has come to my attention what Corydon council are planning to do</p> <p>such as building on green belt land . or the building of high rise flats on or near centre parade. This is rank out of order I And most others think .</p> <p>as you are laying out to build high rise flats in or around centre parade.</p> <p>As well as building on green belt land A gypsy/traveller,s site on the said green belt land. nor do i agree to building of a second school on land next to rodown school .</p> <p>this also being on green belt land .</p> <p>This i see as very under handed by this labour council .+</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land.</p> <p>This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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3192/01/002/DM32.2/O	Mr Steve Simms	Object	Soundness - Justified	DM32.2 636	<p>i strongly object to any of theses new proposals to build on any green belt land</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land.</p> <p>This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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3337/01/016/DM32.2/O	Mr Roger Willaimes	Object	Soundness - Justified DM32.2 636	We certainly need additional secondary school places in certain parts of the borough, but there isn't a shortage of secondary school places in the New Addington area. I will therefore be objecting to the de-designation of this land as Green Belt and the use of this site for a secondary school.		No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3349/01/009/DM32.2/O	Mr Richard Jeffries	Object	DM32.2 636	Other Sites that the Council should reconsider instead of both Coombe Lodge Nurseries and Coombe Farm are the following: <input type="checkbox"/> 16 - Heath Clark playing fields, Stafford Road, Waddon <input type="checkbox"/> 120 - Timebridge Community Centre, Field Way, New Addington <input type="checkbox"/> 518 - Land adjacent to 103 Goodenough Way, The Admirals Walk, Old Coulsdon <input type="checkbox"/> 522 - Wandle Road surface car park, Wandle Road, Croydon Opportunity Area <input type="checkbox"/> 536 - Land of former Croydon Airport runway, south of Imperial Way, Waddon <input type="checkbox"/> 552 - Land adjacent to Ashburton playing fields at rear of 2-88 Coleridge Road, Addiscombe <input type="checkbox"/> 553 - By Pavilion Playing Fields, Purley Way, Waddon <input type="checkbox"/> 632 - Land south of Threehalfpenny Woods, Kent Gate Way, Bridle Way, Addington <input type="checkbox"/> 636 - Land west of Timebridge Community Centre, Lodge Lane, Elmside, Addington <input type="checkbox"/> 767 - Cane Hill-south part, Hollymeoak Road / Portnalls Road, Coulsdon	Use as a Gypsy and Traveller site	No change	This site is not acceptable for a gypsy and traveller site due to its Green Belt designation and is required to meet the need for school places in the borough.

3356/01/016/DM32.2/O	Mr Rishi Gohill	Object	Soundness - Justified	DM32.2 636	We certainly need additional secondary school places in certain parts of the borough, but there isn't a shortage of secondary school places in the New Addington area. I will therefore be objecting to the de-designation of this land as Green Belt and the use of this site for a secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3358/01/016/DM32.2/O	Joy Harris	Object	Soundness - Justified	DM32.2 636	We certainly need additional secondary school places in certain parts of the borough, but there isn't a shortage of secondary school places in the New Addington area. I will therefore be objecting to the de-designation of this land as Green Belt and the use of this site for a secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3378/01/017/DM32.2/O	Veronica Fox	Object	Soundness - Justified	DM32.2 636	Rowdown Fields would become an unnecessary secondary school under the Council's plans	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
					Another proposal that concerns me is the de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (most people refer to this site as Rowdown Fields) so that it can be used for a new secondary school (pages 186-187, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 636).		
					We certainly need additional secondary school places in certain parts of the borough, but there isn't a shortage of secondary school places in the New Addington area. I will therefore be objecting to the de-designation of this land as Green Belt and the use of this site for a secondary school.		
3383/01/001/DM32.2/O	Mr Andrew Bushell	Object		DM32.2 636	I'm objecting to the de-designation of Green Belt to the west of Timebridge Community Centre and to the east of Lodge Lane [reference number 636] so that it can be used for a new secondary school	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3401/01/003/DM32.2/O	Ms B Ani	Object	DM32.2 636	Another proposal that concerns me is the de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (most people refer to this site as Rowdown Fields) so that it can be used for a new secondary school (pages 186-187, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 636). We certainly need additional secondary school places in certain parts of the borough, but there isn't a shortage of secondary school places in the New Addington area. Why are you proposing to designate a secondary school in this area that is almost in the middle of the bus terminus / interchange?	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3414/01/016/DM32.2/O	Mr Chris McInerney	Object	Soundness - Justified DM32.2 636	We certainly need additional secondary school places in certain parts of the borough, but there isn't a shortage of secondary school places in the New Addington area. I will therefore be objecting to the de-designation of this land as Green Belt and the use of this site for a secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3416/01/002/DM32.2/O	C Mortreuil	Object	DM32.2 636	Croydon is currently running out of space and actually letting more people in through building more flats is putting pressure on our services: we do not have enough schools in the area to cater for all new arrivals. However taking green belt land is a step too far. Similarly a site for travellers with amenities which would prevent them from invading current green spaces is a good idea, but where to put it needs to be sensibly planned and the current proposal in my view is not adequate.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3422/01/003/DM32.2/O	Mr Dave Fasham	Object	DM32.2 636	The Rowdown Fields area is Green Belt but the Council's draft Local Plan intends that it be de-designated so as to allow it to be used to build a new secondary school. I strongly object to further loss of Green Belt land particularly as the building of a new school here is misguided since there is no shortage of secondary school places in the New Addington area. In addition, early de-designation of Rowdown Fields is likely to mean that the site would be lost from the Green Belt even if the school was never actually constructed. This would happen because some other development would most likely be proposed for such a prime site.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3430/01/017/DM32.2/O	Mr Donald Speakman	Object	Soundness - Justified	DM32.2 636	<p>I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews:  Land to the west of Timebridge Community Centre, Lodge Lane, site reference 636.  The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
3459/01/002/DM32.2/O	Ms E Potman	Object		DM32.2 636	<p>As a mother I know how important it is in this day and age to have open green spaces to go in the city, that are natural, unspoiled, spacious and adventurous. In this fast paced and pressured computer era, children and families and everyone else, need spaces to go to unwind, to re-energise, to connect to the real, living world and to have clean air to breath. With down grading green belt land and woods, we jeopardise the physical and mental health of our children and fellow citizens. We disrespect the need for green spaces for wild life and trees to bring healthy air and a healthy eco-system. If we do not teach our children and everyone else the importance of green in a city, we set a bad precedent for the next generation. If we let money be our main aim, choices like this will become easier and easier made and we would be left with no green at all. The strongest thing that Croydon has going for itself are the green spaces and woods. The green belt had been established for a reason. It is not meant to be touched! It is meant to be preserved for the good of all!</p> <p>Please re- consider your plans and leave the green spaces protected in the green belt. Don't let it be eroded in the name of 'progress'.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>

3463/01/004/DM32.2/O	Ms F Wood	Object	DM32.2 636	Please do not build on greenbelt areas. There is plenty of space in the empty building in central Croydon and in West Croydon. Spend money on empty land and leave the last green parts of Croydon alone. When those green belt areas are gone so will nature. We are not inner city. We have a history of enjoying our green spaces in Croydon.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3526/01/008/DM32.2/O	Linda Stevens	Object	Soundness - Justified DM32.2 636	I wish to voice my concerns regarding the following:  I totally object to any reduction of green space in the borough of Croydon in favour of development.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3555/01/002/DM32.2/O	Mr I Willaims	Object	DM32.2 636	I object to the de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference number 636) so that it can be used for a new secondary school. Over many years and persuasion of politics various schools have been demolished and the land sold or used for building, yes green belt is cheaper and easier to build on but this should not be the pre requisite. Some of our existing schools seem to have people from outside the borough so why do we need new schools when the previously demolished ones were perfectly useable.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3565/01/002/DM32.2/O	Mr I Williams	Object	DM32.2 636	I object to the de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference number 636) so that it can be used for a new secondary school. Over many years and persuasion of politics various schools have been demolished and the land sold or used for building, yes green belt is cheaper and easier to build on but this should not be the pre requisite. Some of our existing schools seem to have people from outside the borough so why do we need new schools when the previously demolished ones were perfectly useable.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3566/01/016/DM32.2/O	Maureen Wilcox	Object	Soundness - Justified	DM32.2 636	We certainly need additional secondary school places in certain parts of the borough, but there isn't a shortage of secondary school places in the New Addington area. I will therefore be objecting to the de-designation of this land as Green Belt and the use of this site for a secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3569/01/002/DM32.2/O	Mr Harris & Mrs Irene & Chamberlain	Object	Soundness - Justified	DM32.2 636	As regards Reference Number 636. Why? They are extremely beautiful fields, used for children to play on safely. Why divest New Addington of extra green fields? No sense (and therefore no feeling). A Secondary school? Why? It is not necessary. As I understand it, we actually don't need any Secondary Schools in this area. What are you going to do? Bus them in? More bad behaviour by 'non Addingtonites', and New Addington youth will get the blame yet again.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3699/01/017/DM32.2/O	Cllr J Cummings	Object	Soundness - Justified	DM32.2 636	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Land to the west of Timebridge Community Centre, Lodge Lane, site reference 636. The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3702/01/009/DM32.2/O	Ms J Fasham	Object	Soundness - Justified	DM32.2 636	Rowdown Fields, New Addington the Councils plan to de-designate the area to allow building of a secondary school, there is no shortage of school places in this area, and should the school not be build, the Green Belt Land will be lost probably to another development.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3735/01/013/DM32.2/O Mr Tim Duce

Object

Soundness -  
Justified

DM32.2  
636

We certainly need additional secondary school places in certain parts of the borough, but there isn't a shortage of secondary school places in the New Addington area. I object to the de-designation of this land as Green Belt and the use of this site for a secondary school.

No change

There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

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3744/02/016/DM32.2/O Diane Simpson

Object

Soundness -  
Justified

DM32.2  
636

We certainly need additional secondary school places in certain parts of the borough, but there isn't a shortage of secondary school places in the New Addington area. I will therefore be objecting to the de-designation of this land as Green Belt and the use of this site for a secondary school.

No change

There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

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3753/01/003/DM32.2/O	Moyra Ruffell	Object	DM32.2 636	<p>I am emailing you to express my concerns about Croydon Council's Plans to build houses on some of our precious green spaces, back gardens.</p> <p>I understand that there is a great need for housing in the Croydon area and that the number of homeless people in Croydon is high. However, I need assurance that in providing this need we do not destroy our few remaining green spaces as these are vital to the well-being of our environment and people's health. When I received the information about these proposals from my MP and local residents' association I had been away from home and so have not studied these plans in depth. However, with the information I have I cannot visualize how these proposals would work without destroying the character of the Shirley area and the destruction of our few remaining green areas.</p> <p>In order for me to agree to these proposals I would not only require the assurance that these environmental issues were taken into account but the homes that are planned for were affordable to those who are in need of a home, and that they were of good quality, energy efficient homes. Finally, having lived in Shirley for many years I have seen the increase in traffic which has brought about an increase in air pollution which is detrimental to our health. This is another important factor that has to be borne in mind when increasing the density of the population of the area.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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3754/01/001/DM32.2/O	Myra Rand	Object	DM32.2 636	<p>I fully oppose the proposals to build on green land.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

We have lived in the Borough of Croydon for 30 years and value its vibrancy and diversity.

As Croydon ratepayers we object to the de-designation of Metropolitan Open Land generally, especially land detailed above, which will change forever Croydon's character.

We would ask you to encourage policies/development to:

1. Build new housing on brown field sites by all means AND preserve invaluable green space for the benefit of the community of Croydon;
2. Protect green belt land and preserve the green corridors we desperately vital for wildlife and biodiversity;
3. Amend the tall buildings policy and keep the tall building zone where it is suited in the centre of town;
4. Utilise brownfield sites for new low-level housing only where it can be developed alongside new GP surgeries, schools and improved public transport;

"Nowadays people know the price of everything and the value of nothing". Green Belt is vital and precious. Once lost for future generations and will not be replaced by developers.

We understand the need for housing, schools, hospitals and infrastructure. Are the Developers investing these also alongside their building investments?

Please protect our few remaining green spaces on the borough map, by making better use of brown field sites.

3785/01/016/DM32.2/O	Jenny Greenland	Object		DM32.2 636	If there is a need for additional secondary school places in certain parts of the borough, locations should be considered. There isn't a shortage of secondary school places in the New Addington area. I therefore be object to the de-designation of this land as Green Belt and the use of this site for a secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3789/01/016/DM32.2/O	Mr Paul Slaughter	Object	Soundness - Justified	DM32.2 636	We certainly need additional secondary school places in certain parts of the borough, but there isn't a shortage of secondary school places in the New Addington area. I will therefore be objecting to the de-designation of this land as Green Belt and the use of this site for a secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3804/01/007/DM32.2/O	Cllr L Hale London Borough of Croydon	Object		DM32.2 636	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Land to the west of Timebridge Community Centre, Lodge Lane, site reference 636.	The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3809/01/019/DM32.2/O	Mr Ian Leonard	Object		DM32.2 636	Another proposal that concerns me is the de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (most people refer to this site as Rowdown Fields) so that it can be used for a new secondary school (pages 186-187, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 636), which I find strange as then Rowdown Fields would become a secondary school superfluous to requirements under the Council's plans! We certainly need additional secondary school places in certain parts of the borough, but there is not a shortage of secondary school places in the New Addington area so, on the basis of logic, I will therefore be objecting to the de-designation of this land as Green Belt and the use of this site for a secondary school.		No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3825/01/013/DM32.2/S	Yasmeen Hanifa	Support	Soundness - Justified	DM32.2 636	I write to you having received this email from Gavin Barwell MP, the tone of which I find inflammatory and discriminatory towards the Gypsy and Traveller communities, and smacks of "not in my backyard".  I write as a resident of Addiscombe who recognises the huge problem of lack of affordable housing to buy and to rent in London promulgated by this Conservative government and the previous coalition government.  I fully support Croydon Council's proposals.		Welcome support	

3826/01/009/DM32.2/O	Ms L Pinkney	Object	DM32.2 636	Rowdown Fields, New Addington the Councils plan to de-designate the area to allow building of a secondary school, there is no shortage of school places in this area, and should the school not be build, the Green Belt Land will be lost probably to another development.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3857/02/002/DM32.2/O	Mr Neil Morrison	Object	DM32.2 636	We as a nation have maintained the principles of "the Green Belt" since its first inception in 1935 when it was part of a plan devised by the Greater London Regional Planning Committee eventually becoming law by virtue of the Town and Country Planning Act 1947. Recently the Government formerly set out its policies and principles towards green belts in England and Wales in Planning Policy Guidance Note 2: Green Belts, but this planning guidance was superseded by the National Planning Policy Framework (NPPF) in March 2012. Planning Authorities are strongly urged to follow the NPPF's detailed advice when considering whether to permit additional development in the green belt. In the green belt there is a general presumption against inappropriate development, unless very special circumstances can be demonstrated to show that the benefits of the development will outweigh the harm caused to the green belt. The NPPF sets out what would constitute appropriate development in the green belt. I can not find any justifiable cause for allowing building on any "Green Belt" having viewed Gavin Barwell's email on the matter. This series of developments cannot seriously be described as "Appropriate Development" under any circumstances. Please do not build on land which we, as a nation, have preserved for future generations	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3857/01/002/DM32.2/O	Mr Neil Morrison	Object	DM32.2 636	Please do not build on "Green Belt" There is no necessity for it and our parents had the foresight to develop the legislation please don't soil there good intentions.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3897/01/008/DM32.2/O	Cllr M Neal	Object	DM32.2 636	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Land to the west of Timebridge Community Centre, Lodge Lane, site reference 636. The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3930/01/004/DM32.2/O	Mr & Mrs Shutter	Object	DM32.2 636	The de-designation of Green belt land and Metropolitan Open land for building is quite frankly the sort of policy which is incredibly short-sighted; the green belt was put in place to provide open space for local residents, not to provide cheap building land for development	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3966/01/004/DM32.2/O	Ms S Kemp	Object	DM32.2 636	It makes me want to weep when i read what you have planned for Croydon. I myself live in New Addington, it was a horrible place but now it has vastly improved, your ideas for it no doubt will cause more uproar again, nowhere no green spaces left in the end for the children or dog walkers to go. Tower blocks, school we dont actually need it all so vile. Lets be honest you could built on brown land why choose green land. I can forsee such a horrible Croydon in the future, when i moved to Croydon from Fulham many years ago it was so different to what it is now, by the time you ruin it it will be one of the worse neighbourhoods in London. Of course we mustnt say Surrey as we have been taken over.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4000/01/002/DM32.2/O	Ms P Titchener	Object		DM32.2 636	i would like to record my oppersition to the use of green belt land to build 12story tower blocks secondary school and a traverlercamp site we have other sites and new Addington needs the green belt land as the population is the size of a town yes it needs improvement but it doesn't need more pressure on our roads we need green belt land	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4010/01/016/DM32.2/O	Mr R Morley-Smith	Object	Soundness - Justified	DM32.2 636	We certainly need additional secondary school places in certain parts of the borough, but there isn't a shortage of secondary school places in the New Addington area. I will therefore be objecting to the de-designation of this land as Green Belt and the use of this site for a secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4022/01/001/DM32.2/O	Mr & Mrs Ewin	Object	Soundness - Justified	DM32.2 636	Objection to Croydon Council's proposal to provide sites for travellers & the building of houses, etc on green land in Shirley & other areas.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4036/01/016/DM32.2/O	Ms S Wheeler-Kiley	Object	Soundness - Justified	DM32.2 636	We certainly need additional secondary school places in certain parts of the borough, but there isn't a shortage of secondary school places in the New Addington area. I will therefore be objecting to the de-designation of this land as Green Belt and the use of this site for a secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4089/01/015/DM32.2/O	Victoria Moore	Object	DM32.2 636	Another proposal I object to is the de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (most people refer to this site as Rowdown Fields) so that it can be used for a new secondary school (pages 186-187, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 636).	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4090/01/006/DM32.2/O	The Family Durling	Object	Soundness - Justified DM32.2 636	<p>I have lived all of my life in New Addington. I love the fact we have wood and greenland all around us and you are stripping OUR land from us which is ment to be protected GREENBELT LAND!</p> <p>It seems to me that everything now days has a price regardless of the Law and certain things arnt adhered to when it suits.</p> <p>I OBJECT STRONGLY to what you are suggesting and do NOT want to turn around and see concrete blocks all around me with limited views of the sky and the trees and green grass. DO NOT take this away from us.</p>	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4099/01/005/DM32.2/O	Vivienne Murray	Object		DM32.2 636	We need more housing further out from Croydon and surrounding we are already becoming overcrowded - don't spoil our landscapes by building on Green Belt land.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4104/01/016/DM32.2/O	Terrence & Jacqueline Spriggs	Object	Soundness - Justified	DM32.2 636	We certainly need additional secondary school places in certain parts of the borough, but there isn't a shortage of secondary school places in the New Addington area. I will therefore be objecting to the de-designation of this land as Green Belt and the use of this site for a secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4117/01/051/DM32.2/O	Cllr S Brew	Object	DM32.2 636	<p>I object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews:</p> <p>Coombe Road Playing Fields as Green Belt, site reference 662;</p> <p>Land to the west of Timebridge Community Centre, Lodge Lane, site reference 636.</p> <p>The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
4122/01/002/DM32.2/O	Mr David Hazzard	Object	DM32.2 636	<p>The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>

4125/01/017/DM32.2/O	Councillor M Fisher	Object	Soundness - Justified	DM32.2 636	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Land to the west of Timebridge Community Centre, Lodge Lane, site reference 636. The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4160/01/002/DM32.2/O	Mr T.C Martin	Object		DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4163/01/002/DM32.2/O	Mrs J Webb	Object	DM32.2 636	I wish to object to the de-designation of Timebridge Community Centre and the east of Lodge Lane (reference number 636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4172/01/003/DM32.2/O	Mr B Cooke	Object	DM32.2 636	I oppose to the de-designation of green belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference number 636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4177/01/002/DM32.2/O	Mr & Mrs Potter	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4180/01/002/DM32.2/O	Mr David Stagg	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4183/01/002/DM32.2/O	G.A Dale	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4185/01/002/DM32.2/O	L Gorrie	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4187/01/004/DM32.2/C	Mr Mark Tatum		DM32.2 636	object to the dedesignation of Green Belt on land to the west of Timebridge Community Centre	No change	The site has met the criteria for the de-designation of Green Belt and has been identified to meet the need for school places in the borough. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4210/01/005/DM32.2/O	Mr K Arnold	Object	DM32.2 636	I am writing to object to the de-designation of Green Belt to the west of Timebridge Community Center and the east of Lodge Lane so that can it be used for a new school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4219/01/002/DM32.2/C	Mr R.C Syred		DM32.2 636	object to the dedesignation of Green Belt on land to the west of Timebridge Community Centre	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4229/01/002/DM32.2/O	Susan Piggott	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4233/01/002/DM32.2/O	Mr & Mrs White	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4240/01/003/DM32.2/C	Mr & Mrs Galyer		DM32.2 636	object to the dedesignation of Green Belt on land to the west of Timebridge Community Centre	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4242/01/002/DM32.2/O	Mr & Mrs Jaques	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4246/01/002/DM32.2/O	Mr & Mrs McManus	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4249/01/002/DM32.2/O	Mr & Mrs Grinham	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4250/01/002/DM32.2/O	Mr & Mrs Rasell	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4251/01/002/DM32.2/O	Mr & Mrs Westbrook	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4252/01/004/DM32.2/O	Mr & Mrs Worman	Object	DM32.2 636	Object to the dedesignation of Green Belt to the west of Timebridge Community Centre	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4270/01/002/DM32.2/O	Mr D Payne	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4273/01/003/DM32.2/O	Mrs A Dada	Object	DM32.2 636	object to the dedesignation of Green Belt on land to the west of Timebridge Community Centre	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4274/01/002/DM32.2/O	Mr E Mills	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4275/01/002/DM32.2/O	Mr G Drinkwater	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4276/01/002/DM32.2/O	Mr G Meacock	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4280/01/002/DM32.2/O	P.M Robertson	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4293/01/002/DM32.2/O	Mr Roberts	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4300/01/003/DM32.2/O	Mrs Carol Mamora	Object	DM32.2 636	I object to the de-designation of green belt to the west of Timebridge Community Centre and the east of Lodge Lane (636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4326/01/002/DM32.2/O	Mr M Norman	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4335/01/002/DM32.2/O	Mr P Cornish	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4344/01/002/DM32.2/O	Mr & Mrs Rasbrook & Pickford	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4350/01/002/DM32.2/O	Mr W Pook	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4352/01/002/DM32.2/O	Mrs I Pegrum	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4373/01/002/DM32.2/O	Mrs J.M Martin	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4381/01/002/DM32.2/O	Mr & Ms Sagar & Allen	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4382/01/002/DM32.2/O	Kate Adams	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
6067/01/002/DM32.2/O	T Morris	Object	DM32.2 636	The de-designation of Green Belt to the west of Timebridge Community Centre and the east of Lodge Lane (reference no.636) so that it can be used for a new secondary school.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop and bus interchange and therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

755

Hidden in the depths of the documents without any detailed maps and no backing documentation are plans to allocate Traveller sites: Addington, Shirley, South Croydon

Ref no □  
755 Pear Tree Farm & Pear Tree Farm Cottage, Featherbed Lane □  
Gypsy and traveller site  
502 Coombe Farm, Oaks Road □  
Gypsy and traveller site  
661 Coombe Lodge Nurseries, Conduit Lane □  
Gypsy and traveller site

There is no reference to any national mechanism for rating such sites, so has Croydon invented a scoring regime without any accreditation? There should be a review including increased weighting for needs for transport, education and health facilities for all sites suitable for 15 + pitches with site area greater than 4.0

Number ID Site Area Nos of pitches at 500 m2 each  
15 Kent Gateway Lane ,Featherbed Lane,Selsdon,CR0 5AR 13.7 15+  
536 Land of former Croydon Airport runway- south of Imperial Way,Purley Way,Waddon,CR0 4RR 4.5 15+  
553 By Pavilion, Playing Fields,Purley Way, Waddon, 39.0 15+  
632 Land south of Threehalfpenny Woods, Kent Gate Way, Bridle Way, Addington, CR0 5AH, 4.4 15+  
635 Land adjoining Kent Gateway East of Addington Village Roundabout ,Kent Gateway, Lodge Lane,Addington,CR0 5AR 25.1 15+  
636 Land west of Timebridge Community Centre, Lodge Lane,Elmside, Addington CR00QA 7.4 15+  
651 Land south of Heathfield,Riesco Drive, Selsdon, CR0 5RS 4.9 15+  
661 Coombe Lodge Nursery (Central Nursery), Conduit Lane ,Coombe Road, South Croydon, CR0 5RQ 4.2 15+

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

0115/04/007/DM32.2/O	Mr Bob Sleeman	Object	DM32.2 755	As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
0120/02/021/DM32.2/O	<i>Addiscombe Residents Associatio</i>	Object	DM32.2 755	Croydon has very few green places that are actually loved and residents are proud of so they need to be left as they are or enhanced. The proposal to place travellers site is not acceptable. These sites are stated by the Council to be in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Also these sites are far from schools and shops therefore not suitable for the proposed change of use.	The site should not be allocated as gypsy and traveller site. Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

0122/05/007/DM32.2/O	Mrs Hilary Chelminski Addiscombe & Shirley Park RA	Object	Soundness - Consistent with National DM32.2 755	<p>3.the use of the following locations as gypsy/traveller sites:</p> <ul style="list-style-type: none"> <li>•Coombe Farm off Oaks Road reference number 502;</li> <li>•Coombe Lodge Nurseries off Conduit Lane reference number 661; and</li> <li>•Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;</li> </ul> <p>As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.</p> <p>The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
0320/02/010/DM32.2/O	Mr Tarsem Flora Flora Associates	Object	DM32.2 755	We note the council comment “should not have an unacceptable adverse impact on the biodiversity of the borough. In spite of this we feel that the 3 sites that are being offered will have a biodiversity impact. I have received many comments on the wrong choice of sites, but do understand that the choice is limited. Any chance of a review?”	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

0357/03/001/DM32.2/O	Ms H Farley	Object	DM32.2 755	I am emailing to formally object to your worrying proposals to build 3 gypsy traveller sites in Croydon on Green Belt sites, and your proposals to build housing on some of our precious green spaces and back gardens. We have to protect our green belt at all costs, and we feel that as residents that we are under constant attack having to protect land which is sacrosanct. You can't just keep changing the goal posts to suit your purposes. I have lived in the area all my life and have never been so alarmed about council proposals. It is hugely stressful for residents, who use and appreciate the green spaces, to be threatened with your proposals. I fully support and agree with the objections raised by my MP Gavin Barwell, and ask you to reconsider your plans to prevent irreversible damage to Croydon and its green spaces.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
0391/01/014/DM32.2/O	Mrs Mira Armour <i>HOME Residents Associaton</i>	Object	DM32.2 755	similar to REP 4 Gypsy/traveler sites: OBJECT Croydon has very few green places that are actually loved and residents are proud of so they need to be left as they are or enhanced. The proposal to place travelers site is not acceptable. Also, these sites are far from schools and shops therefore not suitable. Reference 502: Coombe Farm off Oaks Road – within Lloyds Park Reference 661: Coombe Lodge Nurseries off Conduit Lane – with Coombe Tea Room Reference 755: Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane; These sites are stated by the Council to be in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

0391/02/014/DM32.2/O	Mrs Mira Armour HOME Residents Associaton	Object	DM32.2 755	<p>similar to REP 4 Gypsy/traveler sites: OBJECT Croydon has very few green places that are actually loved and residents are proud of so they need to be left as they are or enhanced. The proposal to place travelers site is not acceptable. Also, these sites are far from schools and shops therefore not suitable.</p> <p>Reference 502: Coombe Farm off Oaks Road – within Lloyds Park Reference 661: Coombe Lodge Nurseries off Conduit Lane – with Coombe Tea Room Reference 755: Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane;</p> <p>These sites are stated by the Council to be in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
0431/01/003/DM32.2/O	Mr S Williams	Object	DM32.2 755	<p>The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

0790/02/004/DM32.2/O Mr Mathew Frith  
London Wildlife Trust

Object Soundness - DM32.2  
Justified 755

Whilst we welcome the approach to meeting these two Vision elements:  
A Sustainable City: A place that sets the pace amongst London boroughs on promoting environmental sustainability and where the natural environment forms the arteries and veins of the city  
A Caring City: A place noted for its safety, openness and community spirit where all people are welcome to live and work and where individuals and communities feel empowered to deliver solutions for themselves

London Wildlife Trust is concerned at the assessment undertaken to identify potential new travellers' sites (Assessment and Selection of sites for Gypsy and Travellers, Evidence for the Local Plan: Detailed Policies and Proposals (P&A Options), August 2015). It sets out criteria and scoring for the assessment of sites in Table 1.

For Green Belt/MOL:  
- No built form -10  
- Built form -5  
- Not GB/MOL +10

There is no +5 score amber or green. Yet for the GB/MOL scoring of each site in Table 5, a score in amber of +5 is sometimes used. This is incorrect as it overscores sites by 10 points (i.e. +5 when it should be -5). Therefore the accumulated site scores in Table 8.2 are incorrect.

London Wildlife Trust has particular concerns over one of the 'preferred' sites (755, Pear Tree Farm), in the evidence report. We are managers of three nature reserves in immediate proximity of the site: Hutchinson's Bank, Threecorner Grove (both with entrances on the opposite side of Featherbed Lane), and Chapel Bank (which is to the immediate south). All three sites are identified as a Site of Metropolitan Importance for Nature Conservation, consist of nationally important habitats (chalk grassland, ancient woodland), and are a statutory Local Nature Reserve (LNR).

Our experience of nature reserve management with travellers has not been wholly positive; some of our other nature reserves have been occupied and/or damaged. Reserves which have been adjacent to travellers sites have experienced high levels of anti-social behaviour, such as fly-tipping and scrambling.

Two of the above reserves are grazed with livestock, and our experience elsewhere in London suggests that travellers often illegally

For this site Green Belt/Metropolitan Open Land should be listed as a policy designation prohibiting further exploration of options. This means that for this should not have a positive score.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

(fly-) graze their stock (usually ponies) which is very difficult to control, makes it difficult for us meet our conservation objectives, and not an issue our volunteers or staff would want to deal with on a daily basis.

In our view the choice of Pear Tree Farm would directly and adversely impact on our ability to continue to conserve these reserves with the resources we are likely to bring to bear. This would very likely result in a net adverse impact on their biodiversity qualities, thereby not helping to meet the Council's Strategic Objective 10.

0790/01/139/DM32.2/O	Mr Mathew Frith <i>London Wildlife Trust</i>	Object	Soundness - Justified	DM32.2 755	Putting aside our previous concerns on the site assessment for Gypsy and Traveller sites (and the impact of this site on our adjacent nature reserves), this site still meets the criteria for inclusion within the Green Belt. Its allocation for such use would constitute inappropriate development.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1112/01/004/DM32.2/O	<i>New Addington Pathfinders</i>	Object	Soundness - Justified	DM32.2 755	Much as the travelling community have indicated their wish to have privacy, we believe that placing a site at this location; will not be safe or easy for their children to access school, they are not near to local amenities, the site is too remote to effectively Police, it is too close to the Hutchinsons Bank Conservation area.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

1140/01/001/DM32.2/O	Mr Michael Fowler	Object	Soundness - Consistent with National	DM32.2 755	<p>The draft Local Plan identifies Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site (pages 188-189, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 755).</p> <p>The Council acknowledges that this site is in the Green Belt. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". I object to this.</p> <p>The Council's approach is clearly in breach of that policy. The site is also some distance from public services. If the Council needs to increase the number of gypsy/traveller sites in the borough – it should develop the existing site off the Purley Way.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1180/01/002/DM32.2/O	Mr & Mrs K Davenport	Object	Soundness - Consistent with National	DM32.2 755	<p>I am appalled by the proposal to create traveller sites on Green Belt land.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1697/01/002/DM32.2/O	A R Jones	Object		DM32.2 755	<p>I wish to object to the use of Pear Tree Farm as a Traveller site within the designated Greenbelt.</p> <p>Loss of Greenbelt will allow further urban sprawl and increase atmospheric pollution in Croydon.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1697/01/003/DM32.2/O	A R Jones	Object		DM32.2 755	<p>I wish to object to the use of Peat Tree Farm as a Traveller site within the designated Greenbelt. Loss of Greenbelt will allow further urban sprawl and increase atmospheric pollution in Croydon.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

1778/01/002/DM32.2/O	D Northcote	Object		DM32.2 755	Please note that my family and I are absolutely against a site being set up. We had trouble with 'travellers' very recently are very aware of the trouble they cause.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1812/01/001/DM32.2/O	Grahame Lamb	Object	Soundness - Justified	DM32.2 755	I wish to notify you of my objections to some of the Council's proposals in the Croydon Local Plan, which has recently been brought to my attention. As I understand from Gavin Barwell MP (Croydon Central) there are plans to build three gypsy/traveller camps in the Green Belt (eg Coombe Farm), and to allow large housing developments on some of our precious green spaces. Once gone these are gone forever. The character of parts of the Borough could be dramatically changed for the worse and this might discourage people from living, working, shopping and investing in the area. Whilst I acknowledge that there is a need for more accommodation in Croydon it is preferable to utilise effectively those brownfield sites which I am given to understand do exist in the area. More brownfield sites might become available in the future and I should like to think that the Council is establishing and/or maintaining and updating a list of suitable locations.	Whilst I acknowledge that there is a need for more accommodation in Croydon it is preferable to utilise effectively those brownfield sites which I am given to understand do exist in the area. More brownfield sites might become available in the future and I should like to think that the Council is establishing and/or maintaining and updating a list of suitable locations	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1827/01/013/DM32.2/O	Jane & Paul Riley	Object	Soundness - Justified	DM32.2 755	Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:  Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.  The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

1883/02/010/DM32.2/O	David Hurst	Object		DM32.2 755	<p>Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;</p> <p>As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>		Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
1888/01/001/DM32.2/O	David, Paula & Oliver Greest	Object		DM32.2 755	<p>We want to object to the locating of three traveller sites in and around South Croydon. The building of these sites on green land is wrong and will change significantly the area we live in. We live in Gravel Hill between Featherbed Lane and Coombe Lodge Nurseries and we will therefore be impacted by two if not all three of these sites. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development" and the Council's approach is clearly a breach of this policy.</p>	Gypsy and Traveller sites should not be located in the Green Belt.	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
1918/01/013/DM32.2/O	Mr Gareth Champion	Object	Soundness - Justified	DM32.2 755	<p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

Object Soundness - DM32.2  
Justified 755

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria.

Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

1929/02/003/DM32.2/O	Mr Charles Marriott	Object	DM32.2 755	objection to extremely worrying proposals to build 3 gypsy traveller sites in Croydon on Green Belt sites.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1968/01/002/DM32.2/O	Gavin Barwell	Object	DM32.2 755	Objection to the use fo the site 755 Pear Tree Farm and Pear Tree Cottage on Featherbed Lane for a gypsy and traveller site	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1978/01/001/DM32.2/O	David Newman	Object	DM32.2 755	Respondent draws the Council's attention to Policy E of the Planning for Traveller Sites published by the Government. In addition to this, the following questions are posed: 1. What is the cost to the Council of clering the existing sites and the installation of whatever is required to make the sites legal and habitable? 2. Regarding Pear Tree Farm, will the existing owner have to bear some or all of the cost of restoring and claening the land from all the material, including any toxic waste which has been deposited? 6. What will be the impact on local schools? 7. Can local health services cope with the influx of the travellers? 8. Why are there so many sites being proposed in such a small geographic area?	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2022/01/003/DM32.2/O	Joe Rowe Shirley Hills Residents Association	Object	DM32.2 755	<p>I object to the proposal as Pear Tree Farm and Pear Tree Cottage on Featherbed Lane is Green Belt Land. Policy E of the Planning Policy for Traveller Sites, published by the Government in August states very clearly that "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Previous use does not mitigate this policy.</p> <p>The close proximity of the proposed sites to one another has not been taken into account. All three sites are proposed for a small area in the South of the Borough when there seems to be a successful site I Purley Way which could be expanded. None of three sites proposed has good access to schools, shops and other services. The consequent need for private transport goes against environment and climate initiatives. Government Guidelines ask that local planning authorities policies ensure that children can attend school on a regular basis. These three sites are well away from schools, particularly primary schools and clearly do not reflect the aims of Guidelines or facilitate regular school attendance. The number of Gypsy/Traveller sites in Croydon is to increase from 1 to 4 when our recent experience locally is of travellers responsible for damage, parking illegally, leaving piles of rubbish behind when they are moved on an even engaged in firearms confrontation with the police.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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2062/01/009/DM32.2/O Councillor Jason Perry  
London Borough of Croydon

Object Soundness - DM32.2  
Justified 755

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

2071/01/009/DM32.2/O Councillor Mario Creatura  
London Borough of Croydon

Object Soundness - DM32.2  
Justified 755

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

Object	Soundness - Justified	DM32.2 755	<p>1.1 Object to use of Pear Tree Farm site 755, as stated in Policy E of Planning Policy for Traveller Sites 2015 that 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'. Previous use does not mitigate against this policy.</p> <p>1.2 Featherbed Lane is a narrow rural road with a number of blind bends, making it unsuitable for large vehicles. The Local Plan does not take sufficient account of the proposed increased danger for motorists and other road users. None of the three sites have good access to schools,shops and other services. The consequent need for private transport goes against environment and transport initiatives. Government Guidelines ask that local planning authorities' policies ensure that children can attend school o a regular basis. These three sites are well away from schools,particularly primary schools and clearly do not reflect the aims of the Guidelines or facilitate regular school attendance. None of the three sites take into account the need for good access to roads as in CLP1.1 Para 4.19. Oaks Road, Coombe Road, Conduit Lane and Featherbed Lane are unsuitable for safe increased movement and manoeuvring of larger vehicles, especially entering and exiting thses sites.</p>	<p>Objection to Site 755 for Travellers site as goes against Government policy. Objection to location as narrow road, Featherbed Lane, leading to the site. None of the three sites have good access to schools,shops and other services. The consequent need for private transport goes against environment and transport initiatives. Government Guidelines ask that local planning authorities' policies ensure that children can attend school o a regular basis. These three sites are well away from schools,particularly primary schools and clearly do not reflect the aims of the Guidelines or facilitate regular school attendance. None of the three sites take into account the need for good access to roads as in CLP1.1 Para 4.19. Oaks Road, Coombe Road, Conduit Lane and Featherbed Lane are unsuitable for safe increased movement and manoeuvring of larger vehicles, especially entering and exiting these sites.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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Object	DM32.2 755	<p>The site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites. I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political...consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document.</p>	The site should not be allocated as a Gypsy and Traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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2136/02/002/DM32.2/O	R. W. Taylor	Object	DM32.2 755	I object to the planned new sites for travellers, why not expand the site they have at present, on the same basis as the expansion of the housing that is being mooted for estates such as Forestdale and New Addington. I object to Travellers being treated differently. Why should they be given new private prime sites?	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2163/04/008/DM32.2/O	Mr Ron and Sam Smith <i>WS Planning and Architecture</i>	Object	DM32.2 755	The application site is not served by public transport. There are no shopping or other facilities i.e. doctor's surgeries within the recommended walking distance of the site.  The PPTS advises that sustainability is a test for the suitability of sites for Gypsies and Travellers. The current site would fail this test.  Furthermore there is no public footpath along Featherbed Lane for pedestrians. This is significant for their safety.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2163/02/001/DM32.2/C	Mr Ron and Sam Smith <i>WS Planning and Architecture</i>	Comment	DM32.2 755	map of the ancient woodland	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2163/05/001/DM32.2/C	Mr Ron and Sam Smith <i>WS Planning and Architecture</i>	Comment	DM32.2 755	South London Waste Plan attached as a supplementary information to Representation 4	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2163/03/001/DM32.2/O	Mr Ron and Sam Smith <i>WS Planning and Architecture</i>	Object	DM32.2 755	No, as the owners have no desire to sell the site having rejected an offer of £4 million for part of the site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2163/04/001/DM32.2/O	Mr Ron and Sam Smith <i>WS Planning and Architecture</i>	Object	DM32.2 755	<p>The site is located in the Green Belt. The revised Planning Policy for Traveller sites (PPTS) issued in August 2015 makes it clear that Traveller sites in the Green Belt are inappropriate development.</p> <p>The National Practice Guidance (PPG) makes it clear that the need to undertake the sequential test falls upon the Council to undertake when plan making. No evidence has been produced to demonstrate how this was undertaken and what sites were rejected.</p>	continue with current designation and use of the site	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2163/04/009/DM32.2/O	Mr Ron and Sam Smith <i>WS Planning and Architecture</i>	Object	DM32.2 755	<p>The proposal for 15-20 pitches is contrary to established Government Guidance for the layout of Gypsy and Traveller pitches.</p>		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2163/01/001/DM32.2/O	Mr Ron and Sam Smith <i>WS Planning and Architecture</i>	Object	DM32.2 755	<p>Further to the above I am writing to you on behalf of Pear Tree Farm and Pear Tree Cottage, Featherbed Lane Mr. Ron and Mr. Sam Smith. They strongly object to the proposed option to allocate site no. 775 as a Gypsy and Traveller site for 15-20 pitches. In this regard we attach the completed response form together with a brief initial statement as to why the site is not suitable nor deliverable.</p>		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2163/04/007/DM32.2/O	Mr Ron and Sam Smith <i>WS Planning and Architecture</i>	Object	DM32.2 755	<p>The only reason that one of the owners and his wife live at the site in Pear Tree Farm Cottage is because their business operates from the site and to ensure proper night time security. They have no desire to move as they want to continue to monitor their business interests at the site</p>		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2163/04/006/DM32.2/O	Mr Ron and Sam Smith <i>WS Planning and Architecture</i>	Object	DM32.2 755	<p>There are 26 businesses that operate from the site employing in excess of 140 workers. Many of the businesses have taken out loans to purchase new vehicles on the basis that they have a settled base to operate from.</p> <p>The loss of employment would be contrary to the adopted employment policies in the Croydon Plan.</p>		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2163/04/005/DM32.2/O	Mr Ron and Sam Smith <i>WS Planning and Architecture</i>	Object	DM32.2 755	The site is contaminated and will require decontamination in the event that the preferred option for a Gypsy and Traveller site is pursued. It is estimated that the cost of £250,000		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2163/04/004/DM32.2/O	Mr Ron and Sam Smith <i>WS Planning and Architecture</i>	Object	DM32.2 755	The Council say that they are not aware of any developer interest for the site. However the owners have been approached by an operator that was prepared to offer them £4 million for the waste transfer site. They rejected this offer out of hand two years ago. They have no desire or intention to sell the waste transfer site or the remainder of land.  The owners are committed to opposing the use of their site suggested by the Council and will oppose any such allocation at the forthcoming Examinations in Public and oppose any Compulsory Purchase notice as appropriate.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2163/04/003/DM32.2/O	Mr Ron and Sam Smith <i>WS Planning and Architecture</i>	Object	DM32.2 755	Attached at Appendix 2 is an extract from the adopted South London Waste Plan being the front cover and the site allocation details of part of Pear Tree Farm as a Waste Transfer Site. The adjoining commercial vehicle parking area and vehicle repair workshop are also essential to the use.  The loss of the waste transfer facility would be contrary to the South London Waste Plan. Such sites are safeguarded because it is difficult to obtain planning permission.	continue the current use of the site	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2163/04/002/DM32.2/O	Mr Ron and Sam Smith <i>WS Planning and Architecture</i>	Object	DM32.2 755	The site adjoins an extensive area of Ancient Woodland. Natural England make it clear that when proposing development that there should be a minimum buffer strip of 15 metres between a development and Ancient Woodland.	continue with current use of the site	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2164/01/001/DM32.2/O	Mr John Mills	Object	Soundness - Justified	DM32.2 755	The respondent objects to the proposal to site three gypsy and travellers sites in the green belt, allowing housing on some of the precious green space and back gardens and would completely change the character of the borough. The sewage and water is up to the limit.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2164/02/001/DM32.2/O	Mr John Mills	Object		DM32.2 755	Croydon Council's plans to build three gypsy/traveller sites in the Green Belt, allow housing on some of our precious green spaces and back gardens and completely change the character of parts of the borough. I agree with Gavin Barwell With regards this destruction of our green belt land.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2178/01/007/DM32.2/O	Anne Barnes	Object		DM32.2 755	I am writing to object to the following: 6 The use of Coombe Lodge Nurseries as a location for a gypsy/travellers site (ref No 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2178/01/002/DM32.2/O	Anne Barnes	Object		DM32.2 755	I am writing to object to the following: 1 The use of Pear Tree Farm and Pear Tree cottage on Featherbed Lane as a location for a gypsy/travellers site (ref No 775)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2191/01/003/DM32.2/O	Mr Rodney Beale	Object		DM32.2 755	<p>Objection to the proposals for gypsy and travellers as not the most appropriate for Croydon and unsuitable for the lovely country area of Croydon visited throughout the year by families, residents and visitors. The approach is deliverable but undesirable and will ruin the only real part of the country area in Croydon, which grows with housing and office blocks almost daily. The preferred approach will not enable sustainable development as it will spoil the existing areas where sites are suggested and which will never be the same again. It will also affect schooling, health, and cause disturbance around all areas. If Croydon must comply, areas such as Purley Way or an extension of facilities at Laythams Farm should be the correct options.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2241/01/001/DM32.2/C	Barry Twining			DM32.2 755	<p>I understand that Croydon Council are considering within their draft local plan the establishment of gypsy/traveller sites at Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane.</p> <p>These sites are on Green Belt Land and this is clearly in breach of the Government's planning policy for Traveller Sites on Green Belt Land.</p> <p>I object in the strongest possible terms to these proposals which appear completely ill considered.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2242/02/004/DM32.2/O	Mrs Marion Burchell <i>New Addington Pathfinder</i>	Object	Soundness - Effective	DM32.2 755	<p>This site is on a small country lane that has quite a blind entrance. The area around it has Hutchinson conservation area, a local nature reserve and a metropolitan important site for conservation. The site at the moment houses a dirt track for motorbikes from Croydon Auto Bike Scheme that train young people that have been involved in riding them illegally or have a passion for them to maintain and ride off road safely. What happens to them? New Addington has a huge problem with motorbike being ridden on green spaces and on the roads by underage youths, surely this is reason enough not to consider using this space. The site is a long way from shops, doctors, schools etc. and therefore it is not I feel a suitable place for a site.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2242/01/003/DM32.2/O	Mrs Marion Burchell <i>New Addington Pathfinder</i>	Object	DM32.2 755	While I understand that Croydon needs to provide a site for travellers, this site is not appropriate. The entrance is on a small country lane that is used as cut through and is very busy. It is also used by a youth group that has a motorcycle track and a bus parked there full of youth equipment. New Addington already has Layhams Farm which has previously caused problems.	This site should not be used as a site for Gypsy and Travellers.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2325/01/002/DM32.2/O	Miss Kirsty Pearce <i>New Addington Path Finders</i>	Object	DM32.2 755	Pear Tree Farm Travellers Site New Addington has suffered the anti-social behaviour and roaming travellers around the estate, plus those who are "permanent" at the Hayham Farm area on our doorstep for a long time. Featherbed Lane is very fast and dangerous for a site with many children. Not particularly near health or retail facilities and the local schools are very small. Please consider site other than Pear Tree Farm.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

This is wholly against the wishes of the local community whom I speak on behalf of with reference to the NPPF which makes it entirely clear that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. It is absolutely against national planning policy for Croydon Council to ignore this fundamental aim. Forcefully imposing a traveller's site on designated Green Belt land which is also ancient woodland and private property is wholly unacceptable and unsupported. The Council's own Local Plan Policies Map designates that land as a 'Site of Nature Conservation Importance' and a 'Local Nature Reserve' which affords the land here with absolute policy protection against this proposed use. Further to this, the Council's own adopted Supplementary Planning Guidance No.5 'Nature Conservation' acknowledges that maintaining a variety of species and plants is one of the most important goals of sustainable development. The proposed use of Pear Tree Farm is wholly against the sustainability and biodiversity goals. Save for criteria D (flood risk) the site fails on all of the policy criteria for which site must comply in order to be suitable to accommodate a traveller/gypsy community as set out SP2. Under appendix 2 the Council has stated where the deliverable is to provide 10 new pitches for Gypsy and Travellers that the Council will work with Registered Providers and public sector landowners in Croydon to identify other potential for new pitches. This is clearly not the approach being taken where private landowners are under threat from Purchase, fully against their wishes and interests. The proposed use would also have considerable impact upon the amenity currently enjoyed by local residents in the vicinity of Pear Tree Farm and upon this section of country lanes whereby the additional vehicular journeys would cause considerable impact. The suggestion is that the Council identifies far more suitable land for Gypsy and Traveller accommodation at sites along the Purley Way, which is far more suitable as an urbanised area to meet this need.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2357/01/002/DM32.2/O	Mr & Mrs A.M. & K.M. Bean	Object		DM32.2 755	I am writing to strongly object to: 1. The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site - reference number 755.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2363/01/001/DM32.2/O	Anthony Cole	Object	Soundness - Justified	DM32.2 755	I believe the proposed traveller sites are inappropriate in these Green Belt areas	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2448/01/009/DM32.2/O  
Andy Stranack  
Croydon Council

Object  
Soundness - DM32.2  
Justified 755

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria.

Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2450/02/010/DM32.2/O	Mr & Mrs Jeffrey	Object	DM32.2 755	<p>I will be objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2510/01/001/DM32.2/O	Karen Fitzgerald	Object	DM32.2 755	<p>The NPPF which makes it entirely clear under Chapter 9 'Protecting the Green Belt' that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of the Green Belts are their openness and their permanence. It is against national planning policy for Croydon Council to ignore this fundamental aim.</p>	Gypsy and Traveller sites should not be permitted in the Green Belt.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2510/01/002/DM32.2/O	Karen Fitzgerald	Object	DM32.2 755	<p>A traveller's site on Green Belt land which is also ancient woodland and private property is wholly unacceptable and unsupported.</p>	A Gypsy and Traveller site should not be permitted on ancient woodland and private property.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2510/01/004/DM32.2/O	Karen Fitzgerald	Object	DM32.2 755	<p>Adopted SP2 states that proposals for sites should meet the following criteria:</p> <ul style="list-style-type: none"> <li>A. Should be available and deliverable;</li> <li>B. Should have good access to essential services including health and education facilities and access to local shops;</li> <li>C. Have good means of access from roads and be near bus routes and other transport nodes;</li> <li>D. Not be located in areas of high flood risk; and</li> <li>E. Should not have acceptable adverse impact on the biodiversity of the borough.</li> </ul> <p>The site only meets Criteria D.</p>	Pear Tree Farm is not suitable for a Gypsy and Traveller site based on the criteria set out in SP2.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2510/01/005/DM32.2/O	Karen Fitzgerald	Object	DM32.2 755	Under Appendix 2 of the Local Plan the Council has stated where the deliverable is to provide 10 new pitches for Gypsy and Travellers that the Council will "work with Registered Providers and public sector landowners in Croydon to identify other potential for new pitches". This is not the approach being taken where private landowners are under threat from Purchase, fully against their wishes and interests.	The site should not be proposed on a site in private ownership.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2510/01/006/DM32.2/O	Karen Fitzgerald	Object	DM32.2 755	The proposed use would cause considerable impact upon the amenity currently enjoyed by local residents in the vicinity of Pear Tree Farm and upon this section of country lanes whereby the additional vehicular journey would cause considerable impact.	This site should not be selected due to the impact on amenity and the local road network.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2510/01/007/DM32.2/O	Karen Fitzgerald	Object	DM32.2 755	The Council should identify far more suitable land for Gypsy and Traveller accomodation at sites along the Purley Way which is far more suitable as an urbanised area to meet this need.	Sites on the Purley Way are more suitable and should be selected for a Gypsy and Traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2510/01/003/DM32.2/O	Karen Fitzgerald	Object	DM32.2 755	The Local Plan Policies Map designates the land as a 'Site of Nature Conservation Importance' and a 'Local Nature Reserve' which affords the land here absolute policy protection against the proposed use. The Council's own adopted Supplementary Planning Guidance No.5 'Nature Conservation' acknowledges that maintaining a variety of species and plants (biodiversity) is one of the most important goals of sustainable development. The proposed use of Pear Tree Farm is wholly against these sustainability and biodiversity goals.	A Gypsy and Traveller site should not be proposed for a Site of Nature Conservation Importance.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2541/01/010/DM32.2/O	Ms Susanne Million	Object	DM32.2 755	Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755 for the use as a Gypsy/Traveller site.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2546/01/004/DM32.2/O	Mr & Mrs Robert & Patricia Cole	Object	Soundness - Justified DM32.2 755	The plans for travellers sites on the local green belt are unacceptable and will change the character of the area and also overburden the already problematic local road infrastructure.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2563/02/003/DM32.2/O	Mr Sean McDermott	Object	DM32.2 755	Objects to the site being used as a gypsy and traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2571/01/006/DM32.2/C	Jennifer Radford	Comment	DM32.2 755	I would also like to be provided with further details of the following matters that have been used as reasons to discount many of the proposed sites that scored significantly higher than the Site and site no. Site 522: Proposed district energy centre in the Proposal:	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2571/01/003/DM32.2/C	Jennifer Radford	Comment	DM32.2 755	I would also like to be provided with further details of the following matters that have been used as reasons to discount many of the proposed sites that scored significantly higher than the Site and site no. Site 120: Proposed community facility in the Proposal:	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2571/01/002/DM32.2/O	Jennifer Radford	Object	DM32.2 755	I would also like to be provided with further details of the following matters that have been used as reasons to discount many of the proposed sites that scored significantly higher than the Site and site no. 755 in the Proposal:	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Residential access to essential services would be by car only as there are no tarmac footpaths to/from the site - a huge problem for mothers/adults and buggies. Site currently has potentially dangerous entrance/exit point which is close to a blind bend with a history of accidents - one fatal. Proposed location will have an unacceptable and adverse impact on the unique biodiversity of this area due to the Council's appalling reputation in managing and monitoring the current Pear Tree Farm operation. Any intentions on your part to effectively monitor and manage a travellers site will be met with a complete lack of confidence. Subsequent abuse of the site is inevitable.

The cost of purchasing the land and effecting decontamination procedures to make it fit for human habitation is prohibitive - and this comes at a time when you announce £90 million budget cut since 2010. £7 million is a current estimate of securing and executing this proposal. This probably excludes additional costs which will be required for road and access improvements. Current (narrow) road access from Tandridge is totally unsuitable for HGV's and trailers - as is the stretch of Featherbed Lane at the 'pinch point' by Silverwood and Addington Court golf courses.

Without private transport, residents will be hampered in accessing medical area/drop-in centres. The site is within both Croydon and Surrey health authorities.

Gypsy and traveller sites are not appropriate in the green belt. In the preferred option it states that only part of its built form would be accommodated within the area of the original buildings - one could easily assume from this that there would be an increase in the number of buildings on the site which no amount of landscaping could conceal.

Respondent also questions the timescale of the consultation.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2605/01/021/DM32.2/O Ian Broyd

Object

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Croydon has very few green places that are actually loved and residents are proud of so they need to be left as they are or enhanced. The proposal to place travellers site is not acceptable. These sites are stated by the Council to be in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Also these sites are far from schools and shops therefore not suitable for the proposed change of use.

The site should not be allocated as gypsy and traveller site. Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2635/01/001/DM32.2/O	Paul Sandford Bourne Society	Object	DM32.2 755	<p>I object to the use of the following locations as gypsy and traveller sites Coombe Lodge Nurseries off Conduit Lane, site 661; Coombe Farm off Oaks Road, site 502; Pear Tree Farm and Pear Tree Farm Cottage, Featherbed Lane, site 755; as all three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.</p> <p>I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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Objects to all gypsy and traveller sites (as chairman of Campion Close Freeholders Limited and Parkland Management Company Limited which comprise 75 properties). The proposals conflict with Policy E 'Planning Policy for Traveller Sites' which states that temporary or permanent sites are inappropriate development in the green belt. What happens if the travelling community outgrow these sites? Surely the many industrial sites in the area would be more suitable, or Valley Park?

The proposals would clearly harm the green belt and would have a negative impact on the environment and wildlife in Coombe Wood, Shirley Hills and Lloyd Park some of which is a Site of Nature Conservation Interest and it would create a precedent for further erosion of our valuable local amenity.

Coombe Road and Coombe Lane are already very busy roads. These proposals would exacerbate this problem if significant road improvements were not carried out. These proposals would also exert pressure on local services that are already stretched. The junctions at Coombe Road, Oaks Road and Conduit Lane are already dangerous.

What social and economic benefits would a gypsy and travelling community bring to the existing local community in this area as well?

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I am writing to object to: The use of the following locations as traveller sites: Coombe Lodge Nurseries off Conduit Lane Site reference 661, Coombe Farm off Oaks Road Site reference 502, Pear Tree Farm Featherbed Lane 755 Because these sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b

To build so close to award winning gardens such as Coombe Gardens, Heathfield or a picturesque Wedding Venue such as Coombe Farm will be detrimental for the local businesses and residents. People from the wider area also enjoy these places. People travel from miles around -even by the coachload -to see these parks in Croydon. If they are built right up to with mobile homes or prefabs and other semi-permanent residences, they cannot fail to appear less attractive. With regard to homes for Travellers, I do not wish to stereotype any group in our society, but first-hand experience of travellers staying recently in Sunken Lane has shown that they do not respect our precious green areas in the same way as the Heathfield and Ballards Farm residents do. I visited Sunken Lane after their recent departure and I saw bathroom suits, mattresses and piles of other waste including dirty nappies and rubbish dumped in and around the beautiful Shirley Hills area. Pathways were blocked and cars could not turn in Sunken lane. Street lights in the local area had been broken so that this fly tipping could not be filmed by CCTV. In the days before, my sons had felt intimidated when travelling home from school by the travellers' children and had to call me to collect them by car from the Coombe Rd tram stop. I took the time to visit the Layhams Farm Traveller site so that I could make an informed opinion and I was greeted by dogs off leads and groups of men gathering as soon as I approached. They did not trouble me, but I was made to feel decidedly unwelcome. Outside of the area some of the teenagers were crouched in the road and were smashing the top off bottles and then sprinkling glass in the road where cars were passing. If the sites proposed are to be like this, then I would be very unhappy if the plans were to go ahead.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2657/01/023/DM32.2/O	Rebecca Pullinger CPRE London	Object	Soundness - Effective	DM32.2 755	<p>The more specific site allocations represent a large reduction in the amount of designated and non-designated open space. While we acknowledge the need to build new homes and associated infrastructure such as schools, Croydon's growing population also needs quality open spaces for all the human amenity and ecosystem services which they provide.</p> <p>This site still meets the criteria for inclusion within the green belt and therefore its allocation for a Gypsy and Traveller Site constitutes inappropriate development. Any proposals for development at this site must meet the NPPF, in that the existing footprint of buildings should not be exceeded. We are also concerned that the proposed development would lead to the relocation of the existing waste facility which must not lead to loss of green space elsewhere.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2675/01/003/DM32.2/O	Lynn Colthart	Object	Soundness - Justified	DM32.2 755	Use of Pear Tree Farm & Pear Tree Farm Cottage on Featherbed Lane as a gypsy/traveller site	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2679/01/004/DM32.2/O	Mrs Valerie Mickelburgh	Object		DM32.2 755	Is similar to standard rep 10 but includes mention of the need to relocate a scouts encampment in the vicinity and; if the site was proposed and offered to the travellers and refused by them will this be the same as peopl on the counil list, get pushed to the bottom.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2695/01/002/DM32.2/C	Cllr Chris Wright London Borough of Croydon	Comment		DM32.2 755	There is concern that sites that have been identified as locations for gypsies and travellers are considered inappropriate in green belt and constitute a dangerous precedent.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

5. Proposed Policy DM43 Creation of Gypsy / Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Farm and Pear Tree Cottage Featherbed Lane.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and one borders a site of Nature Conservation Interest. Such development is in breach of Policy E10 Planning Policy for Traveller Sites, which says that 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'. All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites now, and 39 by 2036 is excessive and will have an adverse effect on the borough. If the number of Gypsy/Traveller sites really needs to be increased by this amount then a more appropriate location would be around the existing site at Purley Way. The positioning of a Gypsy/Traveller site adjacent to the car park for Coombe Woods, between the Chateau Restaurant and the Hotel/restaurant, would probably deter me from using any of these attractions.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

I have restricted my objections to those plans that primarily affect the area of Shirley I which I live, but the same objections apply to other proposals in other parts of the borough.

We wish to object to the proposal Gypsy/Traveller site Ref 755 for the following reasons

- Sustainability of the proposed site and the need for any such provision

The current proposals seem to have been produced in isolation from the other neighbouring Councils even though the above clearly indicated that nearby councils such as Sevenoaks, Tandridge and Bromley have a higher demand. Proposals in the Housing and Planning Bill 2015-16 are to remove the statutory requirement on local authorities to assess the specific accommodation needs of Gypsy and Travellers - the emphasis being that when authorities are carrying out a review of housing need that it considers the needs of all the people residing in or resorting to their district, without any references to Gypsies or Traveller.

We hope that the Council will consider the needs of our neighbours and local services and businesses as weighty as those of the Gypsy and Travelling people. There is a lot of opposition to the proposed sites from people currently residing in the district due to the threat of the Green Belt, increase traffic and increased pressure on local services.

The Assessment selection for the sites for Gypsies and Travellers scored lowly should have resulted in an acceptance that none of the sites are really particularly suitable and that the Council will need to liaise with other Councils if determined to make provision.

With regard to the sustainability of the sites, following on utilising the scoring assessment, we strongly object on a number of grounds:

- All sites lie within the Green Belt. This raises concerns about the impact on the Green Belt as a result of having to provide amenity blocks, communal facilities, safe play areas and areas for grazing horses.
- All three sites are unsuitable because they do not have good means to transport.
- Sites should have access to essential services including health and education facilities and access to local shops. None of the sites have good access to local schools (the nearest primary is over subscribed and the nearest post office is 1.7 miles away).

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2723/01/003/DM32.2/O	Mr Christopher Knight	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2742/01/003/DM32.2/C	Mr E Tilly	Soundness - Justified	DM32.2 755	Object to the travellers sites all 3 are in Green Belt and one next to a site of Nature Conservation. This would constitute inappropriate development and is against Govt guidance .  None of these sites have easy access to Local infrastructure		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2769/01/004/DM32.2/C	Tal Kleiman <i>Tandridge District Council</i>	Comment	DM32.2 755	The document proposes the allocation of the above site for between 15 and 20 Traveller pitches. The site, as you will be aware, lies on the border of our two authorities. We recognise that this proposed allocation is of concern to nearby residents in Tandridge and therefore we ask that any comments from neighbouring communities are taken seriously, including those from Chelsham and Farleigh Parish Council. Whilst the site is within the Green Belt, we acknowledge that due to its current brownfield nature and screening, it is possible that the redevelopment of the site would have a lesser or similar impact on the Green Belt than it does now.	It would have been beneficial had the Council, in its Sustainability Appraisal Report, been able to allow for an easy comparison of all of the potential allocations, including proposed Gypsy and Traveller sites. This would have been useful for those potentially affected by proposed allocations, including residents in Tandridge District, to understand why certain options had been preferred. Accordingly we would advise that efforts are made to present such information, in a simpler form, at the next stage of the plan making process. At this stage we do not object to the aforementioned site being identified as a preferred option for allocation but do reserve the right to make alternative comments if further information is forthcoming as the plan progresses, or in response to detailed plans that would accompany any future planning application. We would advise that comments are sought from Surrey County Council, as Highways Authority for the area to the immediate south, in order to confirm that the site would not have an inappropriate impact on our local highway network.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2772/01/003/DM32.2/O	Ms Janet McQuade	Object	DM32.2 755	<p>The Council acknowledges that the site is in the Green Belt (and one of the sites borders an SNCI). The Planning Policy for Traveller Sites states that traveller sites in the Green Belt are inappropriate development. The Council's approach is clearly in breach of that policy. Brownfield or industrial land should have been proposed not green belt. Why does the Council need to quadruple the number of sites for gypsy and travellers. The intention may be to do away with illegal encampments but may instead mean the area becomes a hub for travellers.</p> <p>Why were no appropriate sites suggested for Coulsdon? Opening sites at Coombe Lodge Nurseries and Coombe Farm will be detrimental to the amenities of adjoining owners. There is a lack of amenities close at hand. There are insufficient local infrastructure to accommodate the plans.</p> <p>Other sites the council should reconsider instead of both Coombe Lodge Nurseries and Coombe Farm and Pear Tree Farm are:  Expand existing permanent sites in Lathams Way off Beddington Farm Road  Heath Clark playing fields, Stafford Rd, Waddon  Timebridge Community Centre, Field Way, New Addington  Land adjacent to 103 Goodenough Way, Old Coulsdon  Wandle Road, car park, Wandle Rd, Croydon  Land of former Croydon Airport runway, south of Imperial Way, Waddon  Land adjacent to Ashburton playing fields at rear of 2-88 Coleridge Rd, Addiscombe  By Pavilion Playing Fields, Purley Way  Land south Of Threehalfpenny Woods, Kent Gate Way, Bridle Way  Land west of Timebridge Community Centre, Lodge Lande, Elmside, Addington  Cane Hill-south part, Hollymeoak Road, Portnalls Rd, Coulsdon</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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2774/01/003/DM32.2/O	Cllr Susan Winborn <i>London Borough of Croydon</i>	Object	DM32.2 755	would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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2775/01/009/DM32.2/O Cllr Tim Pollard  
London Borough of Croydon

Object Soundness - DM32.2  
Justified 755

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

2776/01/009/DM32.2/O Cllr Helen Pollard  
London Borough of Croydon

Object Soundness - DM32.2  
Justified 755

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

2812/01/009/DM32.2/O Cllr Jan Buttinger  
London Borough of Croydon

Object Soundness - DM32.2  
Justified 755

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2814/01/003/DM32.2/O Maureen Foster

Object

DM32.2  
755

I am writing to object to the use of the following locations as gypsy/traveller sites:  
• Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;  
As the Council acknowledges, these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:  
The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough – which I would question – they should look elsewhere (for example, off the Purley Way where the existing site is);

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Pear Tree & Pear Tree Farm Cottage, Featherbed Lane Addington:  
 - Detimental to the amenities of adjoining owners.  
 - Inappropriate use of green belt land.  
 -Site that are located on green belt, considered to be inappropriate development for traveller sites (temporary or permanent) and against Government Policy ("Planning policy for Traveller Sites" DCLG, August 2015).  
 - Lack of relevant amenities close to hand.  
 - insufficient Local Infrastructure to accommodate plans.  
 - Selection of proposed Site should have bias towards brownfield or industiral land not green belt.  
 - Why are two sites in very close proximity to one another being proposed.  
 - Imbalance across the borough with all sites being proposed in the south of Croydon.  
 - Why not expand the existing permanent gypsy site in Lathams Way off Beddington Farm Road.  
 - If one has to select one of the proposed sites, the preference s for Perar Tree Farm and Pear Tree Farm Cottage, Featherbed Lane.

Othere sites that the Council should reconsider instead of both Coombe Lodge Nurseries and Coombe Farm are the following.

- 16 Heath Clark playing fields, Stafford Road Waddon
- 120 Timebridge Community Centre Field Way, New Addington
- 518 Land adjacent to 103 Goodenough Way, The Admirals Walk, Old Coulsdon
- 522 Wandle Road surface car park, Wandle Road , Croydon Opportunity Area
- 536 Land of farmer Croydon Airport runway, south of imperial way, Waddon
- 552 Land adjacent to Ashburton playing fields at rear of 2-88 Coleridge Road, Addiscombe
- 533 By Pavillion playing fields Purley Way, Waddon
- 632 Land south of Threehalfpenny Woods, Kent Gate Way, Bridle Way, Addington
- 636 Land west of Timebridge Community Centre, Lodge Lane, Elmside, Addington
- 767 Cane Hill south part, Hollymeoak Road/Portnalls Road, Coulsdon

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Our client is deeply concerned about the manner in which the Evidence for the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) ("the Evidence Paper") has been prepared. The scoring assessment applied by the Council is reductionist and disregards the wider context (for example outreach programme and supports) within which sites sit. Without that appreciation we do not consider that the Evidence Paper adequately supports the Council's Strategic Objectives. The Evidence Paper identifies four "absolutes" for the initial screening. In the absence of any justification and evidence backed rationale behind these "absolutes" we are left to conclude that there is none. A site should be available and deliverable. We consider that to be an appropriate test in determining the suitability of a site for development. There is little explanation as to what factors the Council has taken into account for the purposes of scoring whether a site is deliverable - particularly over a 20 year period. No consideration is given to the use of CPO powers where a site for example could be suitable save for possible issues over deliverability. The use of CPO powers should be a consideration for the purposes of deliverability. The existence of contamination cannot be considered in isolation. There does not appear to be any detailed analysis of whether the extent of contamination on some sites, and the costs of remediating that contamination, would render that site undeliverable in the plan period. A failure to acknowledge the need for sites to be located in proximity of public transport services does not support the principle of sustainable development. In adopting this flawed approach the Council have failed to consider the contribution that smaller sites could make in delivering sites for gypsy and traveller communities. As a result, the initial screening process was biased towards larger sites despite the evidence base showing that such sites were not supported by the gypsy and traveller community. As a result, the Council has not properly considered if there are exceptional circumstances which justify any of the identified Green Belt sites coming forward for use as traveller sites.

To ensure transparency in the planning process the same tests should be applied to allocated sites and windfall sites.

For the reasons detailed above, the assessment proceeded from an erroneous starting point of "absolute" requirements that were neither justified nor supported by the Council's existing gypsy and traveller policy. The Evidence Paper is lacking in detail, and the scoring criteria overly simplistic. As a result, the evidence put forward by the Council is lacking in transparency and is an unsound base for policy making.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2829/01/009/DM32.2/O Cllr Margaret Mead  
Croydon Council

Object Soundness - DM32.2  
Justified 755

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. I am concerned that all three sites are also some considerable walking distance away from GP practices, shops, schools, public transport and other local services which would be contrary to the Council's Health and Wellbeing Strategy.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

2830/01/003/DM32.2/O Ms Valerie Humfress

Object

DM32.2  
755

Having previously worked with gypsies and travellers on established sites in other boroughs, I agree in principle to Croydon meeting their obligations to provide sites and if these are properly managed they can benefit all residents as the travellers have a legal space and proper services and should not have recourse to encamp on public or private land and leave a substantial mess. However, I have concerns about the proposed site at Pear Tree Farm, Featherbed Lane, Addington. It would be situated in land designated Green Belt, with no local amenities, no public transport, shops, health care etc. which are all 1.6 miles away. Also In Appendix 1, Page 192 it states "Gypsy and Traveller pitches are initially considered in the same way as a site for housing as in planning terms it is the same use of land." Therefore, surely if new houses would not be permitted on Green Belt, then a Gypsy/Traveller site should be treated in the same way. Is isolation and segregation the best way forward for a minority group?

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2841/01/005/DM32.2/O	Cllr Vidhi Mohan London Borough of Croydon	Object	DM32.2 755	<p>This would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.</p> <p>I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political...consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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2842/01/009/DM32.2/O Cllr Richard Chatterjee  
London Borough of Croydon

Object Soundness - DM32.2  
Justified 755

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2848/01/001/DM32.2/S	Anthony Flecchia	Support	DM32.2 755	I write in strong SUPPORT for the proposed development of Pear Tree Farm and Pear Tree Cottage as an additional travellers site. Living on Forestdale I am well aware of the nature of the local area and know this to be effectively an industrial site with no visual amenity value, green belt in name only. There has long been an obvious shortage of facilities for travellers in this area and I can think of no better location locally for such a facility.		Welcome support	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2859/01/003/DM32.2/O	Philip Edmonds	Object	DM32.2 755	I have similar concerns about the proposed use of Pear Tree Farm (Table 11.5, reference 755, page 134) for a gypsy and traveller site. There is a substantial risk of major environmental damage to the surrounding area, both within Croydon and in the adjoining council area. It would also pose a risk for the scouting centre and golf courses in the area.	The site should not be allocated as a Gypsy and Traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2865/01/001/DM32.2/O	Shabbir Halai	Object	DM32.2 755	I strongly object to the Council proposal for this very inappropriate traveller site at Pear Tree Farm on Featherbed Lane. My reasons are: 1. The consultation period is simply not long enough nor appropriate or in-depth given the vast impact this will have on thousands of us living in the community. 2. The site entrance is extremely hazardous and totally unsuitable for this proposal and the extra traffic will generate. It will cause accidents, delays and then cost millions to change the local road structure. 3. The council money wasted on this project is considerably disproportionate to any benefits for such a small number of families and is not good value - they could be housed for 1% of the money proposed. 4. The site is in a designated Green Belt area and so must not be developed. 5. There is a complete shortage of amenities needed for these travellers and there is massive potential for an increase in fly-tipping. 6. There are no direct transport links so how will people get around - by more polluting cars and vans of course. 7. There is a shortage of school places and doctor surgeries. 8. There is no pavement along Featherbed Lane and no street lighting - this will cause mayhem in the area and very dangerous for anyone walking in the area.  9. Pear Tree Farm is surrounded by ancient woodland and this should be preserved.	You could build a small site on your local Jubilee Gardens for a fraction of the cost and then the travellers will be close to shops and public transport and you could deal with any anti-social behavior easily as the police station is close by.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2875/01/001/DM32.2/O	Andrew Green	Object		DM32.2 755	<p>Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site with 15-20 pitches</p> <p>I am strongly opposed to this proposal as it is a completely unsuitable area. As well as going against government guidelines that traveller sites should not be built on Green Belt land, I object to the building of permanent traveller sites. Local residents' money should not be going on providing services in this area. This is a group of people who chose to live outside of convention and have a proven record of paying extremely little in to central funds, those funds should not therefore be used to subsidise their chosen way of life. The area highlighted is close to where travellers turned up in the last year (the field opposite Courtwood Lane) and local residents had them removed within 48 hours. They had broken in and in a very short space of time covered the area in filth, used nappies being one example. This is not the sort of people who should be having areas turned over to them by our council using funds acquired from local residents.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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2884/01/004/DM32.2/O	Mr David Brown	Object	Soundness - Justified	DM32.2 755	<p>I object to the location of Gypsy and Traveller pitches on Featherbed Lane as it is Green Belt and contrary to government policy. The site is also some distance from public services.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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This is wholly against the wishes of the local community whom I speak on behalf of with reference to the NPPF which makes it entirely clear that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. It is absolutely against national planning policy for Croydon Council to ignore this fundamental aim. Forcefully imposing a traveller's site on designated Green Belt land which is also ancient woodland and private property is wholly unacceptable and unsupported. The Council's own Local Plan Policies Map designates that land as a 'Site of Nature Conservation Importance' and a 'Local Nature Reserve' which affords the land here with absolute policy protection against this proposed use. Further to this, the Council's own adopted Supplementary Planning Guidance No.5 'Nature Conservation' acknowledges that maintaining a variety of species and plants is one of the most important goals of sustainable development. The proposed use of Pear Tree Farm is wholly against the sustainability and biodiversity goals. Save for criteria D (flood risk) the site fails on all of the policy criteria for which site must comply in order to be suitable to accommodate a traveller/gypsy community as set out SP2. Under appendix 2 the Council has stated where the deliverable is to provide 10 new pitches for Gypsy and Travellers that the Council will work with Registered Providers and public sector landowners in Croydon to identify other potential for new pitches. This is clearly not the approach being taken where private landowners are under threat from Purchase, fully against their wishes and interests. The proposed use would also have considerable impact upon the amenity currently enjoyed by local residents in the vicinity of Pear Tree Farm and upon this section of country lanes whereby the additional vehicular journeys would cause considerable impact. The suggestion is that the Council identifies far more suitable land for Gypsy and Traveller accommodation at sites along the Purley Way, which is far more suitable as an urbanised area to meet this need.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2912/01/001/DM32.2/O	Mrs J Webb	Object	DM32.2 755	I object to the use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy and traveller site. Why do tax payers have to pay for any site for non-paying non-resident travellers ? Really not happy at any site near Forestdale and I am sure the people right near them won't be happy about this either.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2918/01/003/DM32.2/O	Mr Michael Sims	Object	DM32.2 755	I further understand that it is proposed that Pear Tree Farm on Featherbed Lane will be transformed in to a site for travellers notwithstanding that the property is on the Green Belt. The use for this purpose is clearly deemed inappropriate by Government Planning Policy.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2931/01/014/DM32.2/O	Mr John Newman	Object	DM32.2 755	I object to the use fo the site for a gypsy and traveller site. All three sites are in the Green Belt and one borders a site of Nature Conservation. The proposed use would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b and would not be consistent with Policy E of Planning for Traveller Sites published by the Government. If additional sites are required in the borough, it would be more appropriate to expand existing sites eg. Off the Purley Way. None of these siites have easy access to local schools, healthcare, retail and other amenities.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2965/01/002/DM32.2/O	Janet Nightingale	Object	DM32.2 755	Recently I have heard of Croydon Council's plans for the borough over the next 20 years. I object strongly to the plans for permanent sites for travellers using green belt land. My experience of travellers is not a happy one. In my opinion they are inclined to make a dreadful mess of any area they occupy. They then move on leaving the Council to clear up after them. If they have to be provided with another permanent site please choose somewhere which is not green belt.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2992/01/002/DM32.2/O	Mr & Mrs Swift	Object		DM32.2 755	<p>I am writing to object to the following: The use of Pear Tree Farm and Pear Tree Cottage, Featherbed Lane, as a location for a traveller/gypsy site (Ref No. 755).</p> <p>This site is in the Green Belt and therefore is in breach of the Government's Policy E of Planning Policy for Traveller Sites, published in August. This policy clearly states that temporary or permanent traveller sites "in the Green Belt are inappropriate development".</p> <p>This proposed site is far from public services with no public transport, no pavements and no street lighting. In addition it would require millions of public money to purchase and then de-contaminate the land.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2993/01/002/DM32.2/O	Cecile Griggs	Object		DM32.2 755	<p>I wish to object to the proposals to locate traveller sites on green belt land. In my own area this is Pear Tree Farm and Pear Tree Farm Cottage. As you are aware this is in breach of the Government's own planning policy for traveller sites, published as recently as August, which states that traveller sites in the Green Belt are inappropriate development.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3009/01/001/DM32.2/O	Mr Jonathan Butcher	Object	Soundness - Justified	DM32.2 755	<p>I object in the strongest possible terms to the Council's proposal to build gypsy/traveller sites in Croydon!!!</p> <p>We absolutely mustn't lose our green open spaces. We have too few of them as it is.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object Soundness - DM32.2  
Consistent with National 755

3. Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane which is proposed as a site for 15-20 pitches (pages 188-189, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 755).

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I object to this proposal on the following grounds:

3.1 Pear Tree Farm and Pear Tree Farm Cottage on is Green Belt Land. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly that "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Previous use does not mitigate against this policy.

All of the three preferred sites are on Green Belt Land, contrary to Government Policy.

The close proximity of the proposed sites to one another has not been taken into account. All three sites are proposed for a small area in the South of the Borough when there seems to be a successful site in Purley Way which could be expanded.

None of the three sites proposed has good access to schools, shops and other services. The consequent need for private transport goes against environment and climate initiatives. Government Guidelines ask that local planning authorities policies ensure that children can attend school on a regular basis. These three sites are well away from schools, particularly primary schools, and clearly do not reflect the aims of the Guidelines or facilitate regular school attendance

The proposed plan does not take into account the need for good access to roads. The Croydon Local Plan paragraph 4.19 refers to the need for good access to roads." Oaks Road, Coombe Road, Conduit Lane and Featherbed Lane are unsuitable for safe increased movement and manoeuvring of larger vehicles, especially entering and exiting these sites.

The number of Gypsy/Traveller sites in Croydon is to increase from 1 to 4, when our recent experience locally is of travellers responsible for damage, parking illegally, leaving piles of rubbish behind when they are moved on and even engaged in firearms confrontation with the police.

I am emailing to object to the proposed travellers sites to be built in the shirley/croydon/south croydon areas.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

There are numerous reasons for my objections.

1. This is green belt land and should remain as such. We are lucky to have local green areas that I have enjoyed since my childhood and that my own family benefit from now. Green belt land is not appropriate for any form of dwelling. We need to preserve what we have in the area. Travellers are known to leave their mess around them, this is not what we want on our green belt land
  2. There are insufficient local school places as it is. The children (including my own) in the area will be adversely affected by the influx of travellers who normally have large extended families
  3. Travellers cause trouble, my son was set upon by a group of travellers in Lloyds park recently and we now avoid this area when the travellers are illegally staying there. I would like my children to be able to use the local parks and amenities without worrying about people who regularly do not abide by the law of the land.
  4. My elderly parents who live in the Shirley hills area are vulnerable victims of crime as it is. Do we really need to add to their fears by making the area less safe with a group of people who generally have no regard for the law
  5. Crime rates in Croydon are up as it is. Do we really need more residents for our already overstretched police force to watch over
  6. And finally, the clue is in the name. These people are travellers and therefore travel, meaning there is no need for a permanent dwelling for them
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3018/01/008/DM32.2/O	Chris Lynam	Object		DM32.2 755	<p>Policy DM43, reference Site 502 Coombe Farm reference Site 661 Coombe Lodge Nurseries and reference Site 755 Pear Tree Farm and Pear Tree Cottage. I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and Coombe Farm is on a site of an Archaeological Priority Zone and contains an area of Nature Conservation Importance. Such development is in breach of Policy E of Planning Policy for Traveller Sites, which says that "Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development". All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites by 2017 and 39 by 2036 is excessive and will have an adverse effect on the borough.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.	
3029/01/013/DM32.2/O	Mr Paul Newton <i>Addington Village Residents Assoc</i>	Object	Soundness - Justified	DM32.2 755	<p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3038/01/002/DM32.2/O	Sam Want	Object		DM32.2 755	A travelers site at Pear Tree Farm and Pear Tree Farm Cottage, this is completely inappropriate for green belt land in my opinion.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.	

3043/01/005/DM32.2/O	Sarah Stenning	Object		DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a Gypsy/traveller site. (reference number 755) You know that this is Greenbelt Land. It is not appropriate for a site to be placed there particularly as you are planning to make it larger in the future and it has no local amenities close by; No transport links and already there is a vast amount of fly tipping in that area, which is a site of natural beauty with a scout camp nearby. Look at Policy E of planning policy for traveller sites published by the government which states that it is inappropriate development whether temporary or permanent. In all these areas I believe you should be looking at brownfield sites and not greenbelt, let us protect the little greenbelt we have left.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3070/01/002/DM32.2/O	Christine Denney	Object	Soundness - Consistent with National	DM32.2 755	I should like to protest against the site chosen for gypsy camps and a new secondary school being built on green belt. There must be better sites for them as we must protect our green belt sites.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3071/01/002/DM32.2/O	Mrs Christine Hardy	Object		DM32.2 755	I am writing to object to:  The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site (reference number 755).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3074/01/001/DM32.2/O	Christine Younger	Object		DM32.2 755	I strongly object to this council building or using Green Belt sites for this and any other purpose. Also high rise flats will upset the balance of the areas. I do accept that we need more housing but these should be build on existing empty or land filled sites.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3077/01/001/DM32.2/O	Mrs Clare Gardner	Object	Soundness - Consistent with National DM32.2 755	<p>I am writing to object to:</p> <p>1.The use of the following locations as gypsy and traveller sites:</p> <ul style="list-style-type: none"> <li>•Coombe Lodge Nurseries off Conduit Lane, site reference 661;</li> <li>•Coombe Farm off Oaks Road, site reference 502;</li> <li>•Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference 755</li> </ul> <p>as all these sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.</p> <p>(If the Council really needs to quadruple the number of gypsy/traveller sites in the borough they should look elsewhere, e.g., off the Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
3078/01/003/DM32.2/O	Clare Greaves	Object	DM32.2 755	<p>I am writing to object to the use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a Traveller site (ref 755)</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
3080/01/009/DM32.2/O	Mr John Mills	Object	DM32.2 755	<p>I object to the use of the site for a gypsy and traveller site. As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

3087/01/002/DM32.2/O	Mrs Halina Tutt	Object	DM32.2 755	<p>The draft Local Plan identifies Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site with 15-20 pitches. I am objecting to this. The Council acknowledges that this site is in the Green Belt. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".</p> <p>The Council's approach is clearly in breach of that policy. The site is also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - they should look elsewhere (as I said previously off Purley Way where the existing site is).</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3097/01/008/DM32.2/O	Mr Ben Lynam	Object	DM32.2 755	<p>Policy DM43, reference Site 502 Coombe Farm reference Site 661 Coombe Lodge Nurseries and reference Site 755 Pear Tree Farm and Pear Tree Cottage. I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and Coombe Farm is on a site of an Archaeological Priority Zone and contains an area of Nature Conservation Importance. Such development is in breach of Policy E of Planning Policy for Traveller Sites, which says that "Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development". All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites by 2017 and 39 by 2036 is excessive and will have an adverse effect on the borough.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3109/01/010/DM32.2/O	Mr Dominic Quinn <i>A3 Architecture London LTD</i>	Object	DM32.2 755	<p>Object to the te Travellers site as it would be in breach of government guidance and there would be no services local to the area</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3130/01/004/DM32.2/O	Mr Laurie King	Object	DM32.2 755	Gypsy / Traveller sites in Featherbed Lane and off Coombe Road / Conduit Lane / Oaks Lane - These areas are Green Belt so why would the Council consider these suitable for such developments when this contravenes the current legislation? Additionally, the areas currently have considerable residential and community leisure activities and facilities, so again why would the Council be wanting to destroy the environment to create these Gypsy/Traveller sites for persons of no fixed abode and who are temporary residents to the borough only. It strikes me that this is an imbalance of priorities over the current fixed residents of Croydon and a set of proposals that I object to most strongly.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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3132/01/004/DM32.2/O	Carole Shorey	Object	DM32.2 755	<p>I am emailing to object to a number of the proposals.</p> <p>My parents live in Forestdale so are close to Addington and Shirley and I worry for them if there are more gypsy sites located in the area.</p> <p>My son was involved in a road traffic incident with a traveller from the Layhams Farm site, the traveller caused the accident by pulling out of the road next to the site in front of my son's oncoming right of way car, he then jumped out of his car and ran from the scene and the police were too frightened to enter the site. My view of the police has been very jaded since this incident. My son could have been killed in this crash. If the police are too frightened to patrol these sites, these people are above the law, I definitely do not want to see more sites in or around my local area, I feel very strongly about this. I basically do not agree with many of the plans listed in Gavins email. I do agree we need more housing but that is mainly because too many people are being let into the country in the first place, housing them all is not the answer as other amenities will not be able to cope even if we build more houses.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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3133/01/009/DM32.2/O	Carolyn Heath	Object	DM32.2 755	<p>I am writing to object to:</p> <p>1. The use of the following locations as gypsy and traveller sites:</p> <ul style="list-style-type: none"> <li>•Coombe Lodge Nurseries (site ref 661)</li> <li>•Coombe Farm off Oaks Road (site ref 502)</li> <li>•Poppy Lane (site ref 128)</li> <li>•Stroud Green Pumping Station (site ref 504)</li> <li>•Shirley Oaks Road/Beech House (site ref 541)</li> <li>•Shirley Oaks Road (site ref 542)</li> <li>•Honeysuckle Gardens (site ref 548)</li> <li>•Pear Tree Farm &amp; Pear Tree Cottage (site ref 755)</li> </ul> <p>All areas provide vital green space in already densely populated areas, and there is insufficient infrastructure to cope with the additional traffic/population. Some of these areas are in the Green Belt, others are in Metropolitan Open Land. They would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3140/01/001/DM32.2/O	Lisa Dinnick	Object	DM32.2 755	<p>I live on the Forestdale Estate and thankfully our management committee via Gavin have advised us of the Councils plans to build three gypsy/traveller sites in the Green Belt. I totally agree with Gavin that these plans will completely change the character of parts of the borough, including where I live. As resident of Croydon and employee of Croydon Council I completely understand the need for more housing and I am looking forward to the regeneration taking place in the town centre over the next few years. However one of the reasons I love Croydon and continue to defend its negative reputation is the mix of 'city' feel and countryside. If the Council continue with these plans you will effect the character of the area and you will ultimately fail in your efforts to change peoples perception of Croydon.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3145/01/010/DM32.2/O	Mr David Harwood	Object	DM32.2 755	<p>(2) I object to the following sites for use of Traveller sites at the following locations Pear Tree Farm &amp; Pear Tree Cottage reference number 755</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3148/01/002/DM32.2/O	Dawn Lambert	Object		DM32.2 755	I'm writing to protest about the Council's plan to designate two areas of Green Belt land (reference numbers 502, 661 and 775) suitable for gypsy/traveller sites. I acknowledge that such sites are needed but NOT on Green Belt land. I believe it is unlawful to build on such land and once this is ignored one wonders how far it will be allowed to encroach by default over the years. In fact I believe that Government policy states that traveller sites (temporary or permanent) in the Green Belt are inappropriate development.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3160/01/004/DM32.2/O	Mr James Barnes	Object	Soundness - Justified	DM32.2 755	It has come to my attention what Corydon council are planning to do  such as building on green belt land or the building of high rise flats on or near centre parade. This is rank out of order I And most others think  as you are laying out to build high rise flats in or around centre parade.  As well as building on green belt land A gypsy/traveller,s site on the said green belt land. nor do i agree to building of a second school on land next to rodowm school  this also being on green belt land . This i see as very under handed by this labour council .+	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3171/01/001/DM32.2/O	Mr David Carter	Object		DM32.2 755	I am writing to object to the use of Pear Tree Farm and Pear Tree Cottage on Featherbed Lane for a gypsy/traveller site. Additionally to use Pear Tree farm for gypsy/traveller use would cause many issues for the local community apart from the fact that Featherbed Lane is a LANE not designed for heavy volume of traffic, is away from public services and is in the green belt.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3184/01/002/DM32.2/O	Mr Simon Martin	Object		DM32.2 755	I would like to send my uttermost objection to the proposed development above at Pear Tree Farm (Featherbed Lane). The area needs investment not a traveller site. It will be hugely detrimental to all local residents	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3188/01/001/DM32.2/O	Sheila Childs	Object	DM32.2 755	I attended the open meeting on Wed 25th in Selsdon and wish to express my concern over the 3 proposed travellers sites. Whilst I understand the council have to provide these I have to ask why are they all within a few miles of each other and all south of the borough ? Indeed the Oaks Farm and Conduit lane are only yard away. If you could address these proximity issues I would be pleased to hear why they cannot be more evenly spread and assume the plans will improve access to them .	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3197/01/001/DM32.2/O	Sue Hills	Object	DM32.2 755	I am concerned about some of the proposals for Forestdale and Addington. The draft Local Plan identifies Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site with 15-20 pitches (pages 188-189, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 755). I object to this. The Council acknowledges that this site is in the Green Belt. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. The site is also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3215/01/007/DM32.2/O	Mr Steve White ASPRA	Object	Soundness - Consistent with National DM32.2 755	<p>3.the use of the following locations as gypsy/traveller sites:</p> <ul style="list-style-type: none"> <li>•Coombe Farm off Oaks Road reference number 502;</li> <li>•Coombe Lodge Nurseries off Conduit Lane reference number 661; and</li> <li>•Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;</li> </ul> <p>As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.</p> <p>The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3230/01/004/DM32.2/O	Patricia Jakeman	Object	DM32.2 755	I object to the proposal to create three gypsy/traveller sites reference numbers 502/661/755. All sites are in the Green Belt which makes them an inappropriate development. In addition they are some distance from schools,public services etc.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3254/01/001/DM32.2/O	Andrew Webb	Object	DM32.2 755	<p>I live at 265 Markfield Courtwood Lane, the surrounding we have here has been deteriorating and the presence of police patrols have increase, we didn't have this before, the bus company has a fixed toilet without any water near a footpath and it smells. We are in dialog with Bus Company to remove this ghastly and hazard from our sight, which is opposite a conservation field. There was no consultation for this because the bus company knows that the citizens would not approved, likewise with your proposal, it is not suitable for our surroundings and reasons are detail below.</p> <p>Consultation on Croydon Local Plan:</p> <p>1. The use of Pear tree farm and Pear tree farm cottage on Featherbed Lane as a location for a gypsy/traveller site(Reference number 755).</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3268/01/001/DM32.2/O	Maria Hickey	Object	DM32.2 755	<p>I am a home owner in new addington and would like to object the plans croydon council have put forward. We currently have traveller sites and feel as a community we already do our part.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3274/01/002/DM32.2/O	Mr Matthew Want	Object	DM32.2 755	<p>A travelers site at Pear Tree Farm and Pear Tree Farm Cottage, this is completely inappropriate for green belt land in my opinion.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3279/01/010/DM32.2/O	Terry Lewin	Object	DM32.2 755	<p>I object to the use of the site as a traveller site.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3337/01/013/DM32.2/O	Mr Roger Willaimes	Object	Soundness - Justified	DM32.2 755	<p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3338/01/004/DM32.2/C	Ms Maura Keane	Comment		DM32.2 755	<p>I appreciate that we all need somewhere to live. However, I have had severe problems with gypsies in the past (criminal damage with police involved and, separately quite a lot of fly tipping. As the 3 areas are generally quite attractive, I am loathe to have them destroying the ambiance: they certainly have a reputation for doing so (and of not paying Council tax, so I have been told recently).</p> <p>Conduit Lane, near the award winning Coombe Woods would be too busy for others to park and enjoy the amenity, albeit the site is away from Coombe Road. The school would also create traffic in the Lane and on the very busy Coombe Road at specific times but, maybe, this would be a pleasant site for the children.</p> <p>Similarly, the site in Oaks Road would be spoilt.</p> <p>Coming to Featherbed Lane: sadly, the place is already an eyesore. If planning permission carries with it a responsibility to improve the look of the place from Featherbed Lane, great. However, I doubt it can. What is needed here is a tidy up, not an increase in the mess.</p> <p>I suspect the Council has a duty to provide a site. If so, Featherbed Lane of the three, as it is already a mess.</p>		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I am writing to object to the use of the following locations as gypsy and traveller sites:  
Coombe Lodge Nurseries off Conduit Lane, site reference 661;  
Coombe Farm off Oaks Road, site reference 502;  
as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;

I am writing to object to the use of the following locations as gypsy and traveller sites:  
Coombe Lodge Nurseries off Conduit Lane, site reference 661;  
Coombe Farm off Oaks Road, site reference 502;  
as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I additionally comment that:  
 The proposals are detrimental to the Amenities of Adjoining Owners  
 Development is on Green Belt and would therefore require a change of land use  
 The proposed Sites should be on Brownfield or Industrial Land not Green Belt  
 There is an imbalance, with all sites being proposed in the South of Croydon  
 Existing sites could/ should be expanded  
 If a new site is to be developed for the travelling community, I would express a preference is for Pear Tree Farm & Pear Tree Farm Cottage, Featherbed Lane. This already virtually developed to the point where there would be no further detriment if the site were to be developed. However, there is no proposal as to where the existing activity would be relocated to.  
 The Pear Tree Cottage/ Farm site, provides ample space for all or most to the 39 additional pitches. Any remaining pitches could be located at other, brownfield, sites within the borough.  
 If the nurseries site is to be redeveloped, it would be far better for this to be used for the relocation of a school, thus freeing up land elsewhere in the borough for housing.  
 The travelling community are by definition mobile whereas the proposed development(s) are permanent and in built form. This is contradictory and may suggest that the council is considering further redevelopment at some future point. If so, the council should either be open about this or unequivocally deny it.

3350/01/004/DM32.2/O	Mr Robet Watson	Object	DM32.2 755	I live in crofters mead forestdale and cannot see any benefits to the areas mentiond in the above proposals. I am sure it would be better to refurbish existing properties in the area concerned and create more green areas for residents and their children to enjoy. create more sensible car parking areas people will buy cars regardless of not having a parking space and simply park in and existing space thus createing a problem for somebody else. transport for London have already created a problem by there introduction of double yellow lines witch in some areas are not required.why anybody would want to create a traveller camp at pear tree farm is beyond me surely a nice new housing complex would be more suitable.forestdale and surrounding area is a very nice place to live and I cannot see any improvement to the area in your proposals.i understand that these proposals are inappropriate and unacceptable these are my views on the matter.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3352/01/002/DM32.2/O	Mr & Mrs Leggatt	Object	DM32.2 755	Particularly of concern are the recommendations regarding Forestdale which is the area which I live and grew up in. The draft Local Plan identifies Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site with 15-20 pitches (pages 188-189, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 755). I strongly object to this. This is in the Green Belt. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The site is also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough I would suggest you look elsewhere.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3356/01/013/DM32.2/O	Mr Rishi Gohill	Object	Soundness - Justified	DM32.2 755	<p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3358/01/013/DM32.2/O	Joy Harris	Object	Soundness - Justified	DM32.2 755	<p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3359/01/001/DM32.2/O	Mr Dan Camalich	Object	Soundness - Justified	DM32.2 755	<p>I am writing in order to object to the use of Green Land, especially in and around Croydon, for use as any kind of residential use, or any other kind of development for that matter. Such new developments, for Travellers or any kind of development, would be better made on non-green land, or in any suitable properties which are currently unused. Green land should be cherished and preserved because it takes a long time to become like that and there is less and less of it these days. The only real exception to that rule might be playgrounds for kids; but, even then, sensitivity to wild life, habitats and a location's general "greenness" should always be employed.</p>		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3363/01/001/DM32.2/O	Alison Wanless	Object		DM32.2 755	<p>I am writing to you to object to the above plans for a Gypsy/Travellers site in Featherbed Lane. As this is Green Belt area developments like this should not be allowed as it is an inappropriate use of the land. One of the reasons people move to this area is for the fact that it is close to green belt land. This will adversely affect the local area.</p>		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3368/01/003/DM32.2/O	Mr Colin Hagreen	Object	DM32.2 755	I am writing to object to: The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a traveller site (reference number 755). This site is a part of Green Belt land, which should be a last resort, and also abuts onto the scout site at Frylands Wood which is used by many local schools for educational visits and overnight stays. Building a 15-20 pitch traveller site in this area, with poor public transport access and amenities, would be a very poor decision.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3372/01/001/DM32.2/O	Alison Larmand	Object	DM32.2 755	Please be advised that I would like to enter an objection to Croydon Council's plans to designate several land spaces in order to enable the positioning of three gypsy/traveler sites in the green belt and also the development of homes on some of the green spaces. The proposed locations for traveller sites brings great concern as to what impact this will have on the area as the locations are not really close to any public services. I believe there is also some question about whether the areas being proposed for the traveller sites can be used for this purpose due to a Government policy that states traveller sites (temporary or permanent) in the Green Belt are inappropriate development. As a resident of Shirley for the past 7 years I would be extremely disappointed to see any of these proposed developments come to fruition. Whilst I welcome the development of new homes I think Croydon Council should look for alternative locations instead of green land. I do hope to hear from your office in due course as to what the future may hold for our lovely green spaces that provide fresh air and outdoor enjoyment for our family and many others.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3378/01/014/DM32.2/O	Veronica Fox	Object	Soundness - Consistent with National DM32.2 755	<p>The draft Local Plan identifies Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site with 15-20 pitches (pages 188-189, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 755).</p> <p>I will be objecting to this. The Council acknowledges that this site is in the Green Belt. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.</p> <p>The Council's approach is clearly in breach of that policy. The site is also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3379/01/001/DM32.2/O	Mr Tim Cattell	Object	DM32.2 755	<p>The purpose of Green Belt legislation has always been to preserve areas of amenity land for the benefit of local people, and other potential users, against any form of building development. I therefore consider it totally unacceptable, indeed absolutely incredible, that the Council would even consider designating areas of the Green Belt for potential gypsy/traveller sites, as the Plan proposes for Coombe Farm, Coombe Lodge Nurseries and 2 sites on Featherbed Lane. The Coombe Lodge Nurseries site is especially inappropriate as it is very adjacent to Coombe Gardens, an important local amenity, and to the land along Conduit Land that has strong conservation value.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3383/01/002/DM32.2/O	Mr Andrew Bushell	Object	DM32.2 755	<p>I'm objecting to the use of Pear Tree Farm and pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site [reference number 755]</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3388/01/001/DM32.2/O	Mr A Ostridge	Object	DM32.2 755	I objecting to putting a new traveller sites up in New Addington the one up here now the traveller cause trouble in the shops and other places to put more up here would be more trouble for the pepal who live in New Addington	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3390/01/001/DM32.2/O	Mr Adrian Cowie	Object	DM32.2 755	I object very strongly to the council proposals to create Traveller sites on Green Belt Land. I believe the Green Belt is a resource which should be protected at all cost. Our countryside is a precious resource which provides recreation for walkers, cyclists, horse riders and separates urban sprawl. It should be held in trust for the enjoyment of future generations. Once it is gone, It is gone forever! Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development" The Council's approach is clearly in breach of that policy. The site is also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is). This area is one, which I regularly walk & cycle a. Any development, such as the one above, would completely ruin the surrounding countryside. The proposals go against the government policies on Green Belt. Before any development of Green Belt, Brownfield sites should be used.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3401/01/001/DM32.2/O	Ms B Ani	Object	DM32.2 755	The draft Local Plan identifies Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site with 15-20 pitches (pages 188-189, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 755). You, The Council acknowledges that this site is in the Green Belt. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". You are clearly in breach of that policy. The site is also some distance from public services. If you the Council really needs, as you claims, to quadruple the number of gypsy/traveller sites in the borough:- 1)Why have you not explored the option of using off Purley Way where this exists.? 2)Why exactly are you proposing to breach this policy and also ruin this lovely green belt area.? 3)Why do you need to quadruple the number of gypsy /traveller sites in the borough?	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3408/01/001/DM32.2/O	Ms Christine Waring	Object	DM32.2 755	This is in the Green Belt. Government planning policy for Traveller Sites stated that Traveller sites (permanent or temporary) in the Green Belt are inappropriate development.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3409/01/001/DM32.2/O	Mrs Candida de Poitiers	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site (ref. no. 755). I feel this is an inappropriate area for such as a site as it is in the Green Belt and quite a distance from public services. There are better suited brownfield sites, as traveller camps tend to be semi-commercial.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3414/01/013/DM32.2/O	Mr Chris McInerney	Object	Soundness - Justified	DM32.2 755	<p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3416/01/005/DM32.2/O	C Mortreuil	Object		DM32.2 755	Similarly a site for travellers with amenities which would prevent them from invading current green spaces is a good idea, but where to put it needs to be sensibly planned and the current proposal in my view is not adequate.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3417/01/002/DM32.2/O	Mr & Mrs Colin Read	Object	Soundness - Justified	DM32.2 755	Gypsy/traveller sites should not be built on existing Green Belt land. This is totally inappropriate, as Green Belt is designed to remain undeveloped.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3421/02/003/DM32.2/O	Mr Dean Addis	Object		DM32.2 755	My objection is based on the facts that this area is Green Belt Land and it should also be said that this area is a long way from public services and even to the point that the 'local' bus was covering Featherbed Lane/Courtwood Lane has just been removed- and replaced with another bus service that has made the public transport/services much harder than they have ever been.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3422/01/001/DM32.2/O	Mr Dave Fasham	Object	DM32.2 755	This area has apparently been identified as a location for a Traveller Site with up to 20 pitches. This is objectionable because the area is within the Green Belt. Now the Government planning policy for Traveller Sites specifically identifies such sites in the Green Belt, be they temporary or permanent, as being "inappropriate development". This means that the Council's intention here is in clear breach of that policy. As the Featherbed Lane site is somewhat remote from public services, it seems far more logical that if additional Traveller pitches are really necessary, then the focus should be in the area off Purley Way where the existing Traveller Site is located.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3423/01/002/DM32.2/O	Mr David Haworth	Object	DM32.2 755	I am writing to object to: The use of Pear Tree Farm and Pear Tree Cottage on Featherbed Lane as a location for gypsy/traveller site (reference number 755);	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object Soundness - DM32.2  
Justified 755

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

3437/01/002/DM32.2/O	Mr & Mrs McAvoy	Object	DM32.2 755	We object to the use of the following locations in Green Belt areas as travellers/gypsy sites: Coombe Farm off Oaks Road (15-20 pitches); Coombe Lodge Nurseries off Conduit Lane (15-20 pitches); Pear Tree Farm on Featherbed Lane (15-20 pitches). National guidelines clearly state 'Travellers Sites (temporary or permanent) in the Green Belt are inappropriate development'. The Council's proposals, therefore, clearly breach such guidelines. Also, we question the Council's assertion that it needs to quadruple the number of travellers/gypsy sites in the Borough. Apart from this major objection, the above sites identified for such use would have: poor access via narrow roads/lanes for large vehicles; consequent impact upon local traffic congestion with movements of large vehicles; no safe paved walking routes to schools, shops, doctors, etc.; additional requirement for services and facilities for hygienic occupation; increased pressure on local schools, medical facilities, waste disposal, etc.; impact upon local facilities and amenities of current residents.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3438/01/008/DM32.2/O	Mr D Lane	Object	DM32.2 755	I object to the use of the site for a gypsy and traveller site. As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3448/01/004/DM32.2/O	Mr & Mrs Shaw-Smith	Object	DM32.2 755	<p>We strongly object to the disturbing proposals of Croydon Council to quadruple the area of gypsy sites in the Croydon area, in particular to sites regarding Reference numbers 502, 661 and 755. Green Belt areas are invaluable and should be protected as per previous acknowledgements (c.f. Policy E of Planning Policy for Traveller Sites, published by the Government in August).</p> <p>Also Croydon already has a bigger than average share of "problematic and challenging" social make-up than the rest of the country, and as such quadrupling gypsy sites in the borough seems a gross overreaction to pressure to 'meet targets'. Policies and planning should focus on the development of an area rather than on enforcing undesirable land uses on the existing hard working population.</p> <p>Existing traveller sites are appalling examples of living conditions, and building small blocks of flats in current sites could house a number of travellers either living there already or wishing to move to the borough.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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3448/01/101/DM32.2/C	Mr & Mrs Shaw-Smith		DM32.2 755	<p>We strongly object to the disturbing proposals of Croydon Council to quadruple the area of gypsy sites in the Croydon area, in particular to sites regarding Reference numbers 502, 661 and 755. Green Belt areas are invaluable and should be protected as per previous acknowledgements (c.f. Policy E of Planning Policy for Traveller Sites, published by the Government in August).</p> <p>Also Croydon already has a bigger than average share of "problematic and challenging" social make-up than the rest of the country, and as such quadrupling gypsy sites in the borough seems a gross overreaction to pressure to 'meet targets'. Policies and planning should focus on the development of an area rather than on enforcing undesirable land uses on the existing hard working population.</p> <p>Existing traveller sites are appalling examples of living conditions, and building small blocks of flats in current sites could house a number of travellers either living there already or wishing to move to the borough.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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3457/01/004/DM32.2/O	Mr E Jakeman	Object		DM32.2 755	I object to the proposal to create three gypsy/traveller sites reference numbers 502/661/755. All sites are in the Green Belt which makes them an inappropriate development. In addition they are some distance from schools,public services etc.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3458/01/004/DM32.2/O	Ms E Randall	Object		DM32.2 755	I strongly object to the following proposals which will have a negative impact on either green belt land or the character of an area.  The draft Local Plan identifies Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site with 15-20 pitches (pages 188-189, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 755).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3474/01/004/DM32.2/O	Mr Dennis King <i>Sanderstead Residents' Associatio</i>	Object	Soundness - Consistent with National	DM32.2 755	The three locations earmarked for gypsy and traveller sites are all located on green belt land.  Conduit Lane  Coombe Farm off Oaks Road and Pear Tree Farm  Featherbed Lane  Policy E, Planning Policy for Traveller Sites published by the Government and also backed by the London Plan states that they are inappropriate development. On what basis therefore do Croydon consider they are better advised than more experienced authorities. They are high cost implications for Croydon should they proceed with this policy.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3481/01/001/DM32.2/O	Mr T Gray	Object		DM32.2 755	I am writing you to inform you of my objections to use Pear tree farm and pear tree farm cottage on Featherbed lane as a location for a gypse travellers site. Reference number 755 I am very worried that these plans will jeopardise the potential of my home increasing in value when the area is suffering from a lower than average property price increase and I strongly suggest that these plans are rejected.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3483/01/001/DM32.2/O	Depal Patel	Object	DM32.2 755	I have heard of Croydon Councils proposals for Traveller sites within the borough. I understand that "favoured sites" are Conduit Lane, Coombe Farm and Featherbed Lane. As a resident of Croydon, I am extremely concerned that this green belt area is being considered for use as residence. Addington hills and Coombe woods are an area of outstanding beauty and home to the largest area of heathland in London. Locating Traveller's encampments sites right on the doorstep of this green belt area would undoubtedly have dire consequences for flora, fauna, the natural habitat and wildlife as a whole, leading to irreversible damage. Please could Croydon Council reconsider this issue and please consider not going ahead with this proposal. The consequences to the natural environment and the delicate socio-ecological balance that currently exists would be damaged permanently with travellers' communities housed in a wildlife locality. There are better options to house people in Croydon and right in the middle of a green belt area which the residents of Croydon hold a lot of regard and pride for is not one of them. I would strongly advocate considering urban areas of the borough which are fit for housing - such proposals must not be made or favoured without a thorough ecological and environmental impact assessment and evaluation. I am very concerned with this proposal also because Croydon Council is meant to work in partnership with the British Trust for Conservation (BTCV) and a regional office is located on the woodland premises. Scrapping this proposal is the right thing to do and the right thing for Croydon.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3495/01/010/DM32.2/S	Mr Ian Harris	Support	DM32.2 755	I would also ask: Why are the two sites in very close proximity to one another being proposed? What is the rationale for creating an imbalance across the borough with all sites being proposed in the South of Croydon? Why not expand the existing Permanent Gypsy Site in Lathams Way off Beddington Farm Road? If one has to select one of the proposed sites, the preference is for Pear Tree Farm & Pear Tree Farm Cottage, Featherbed Lane	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3495/01/004/DM32.2/O	Mr Ian Harris	Object	DM32.2 755	<p>I am writing to object to the use of the following locations as gypsy and traveller sites:  Coombe Farm off Oaks Road, site reference 502;  My objection is based on the fact that the use of both sites for such a purpose would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.  To summarise my objections to the location of traveller sites at either (or both) Conduit Lane and/or Coombe Farm, these would be that:</p> <ul style="list-style-type: none"> <li>•they would be detrimental to the amenities of adjoining owners</li> <li>•it would constitute inappropriate use of Green Belt Land</li> <li>•sites that are located on the Green Belt, considered to be inappropriate development for Traveller sites (temporary or permanent) would be against Government Policy ("Planning policy for Traveller Sites", DCLG, August 2015)</li> <li>•there would be a lack of relevant amenities close at hand</li> <li>•there would be insufficient local infrastructure to accommodate the plans</li> <li>•the selection of proposed sites should have a bias towards 'brownfield' or industrial land, not Green Belt</li> </ul>	<p>I would also ask:</p> <ul style="list-style-type: none"> <li>•Why are the two sites in very close proximity to one another being proposed?</li> <li>•What is the rationale for creating an imbalance across the borough with all sites being proposed in the South of Croydon?</li> <li>•Why not expand the existing Permanent Gypsy Site in Lathams Way off Beddington Farm Road?</li> <li>•If one has to select one of the proposed sites, the preference is for Pear Tree Farm &amp; Pear Tree Farm Cottage, Featherbed Lane</li> </ul>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
3496/01/005/DM32.2/O	Mr Ian Leggatt	Object	DM32.2 755	<p>This site is in Green Belt and to create a Traveller site here constitutes 'Inappropriate Development' in contravention of Policy E of the Governments Planning Policy for Traveller Sites. I object to the proposal.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>	
3508/01/001/DM32.2/O	Jennifer Worstall	Object	DM32.2 755	<p>I urge the Council to re-consider allowing traveller sites in the former Croydon nursery in Coombe Woods and at Coombe farm in Lloyd Park – both unsuitable sites, as they are not near amenities such as shops/schools etc which travellers may need to access. The A23 offers a better location for these traveller sites and has better road access too.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>	

Object

DM32.2  
755

As a local affected resident, I am registering my comments and objections to the proposals as documented in the Croydon Local Plans CLP1.1 and CLP2.

6 Proposed Policy DM43 Creation of Gypsy/Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Farm and Pear Tree Cottage, Featherbed Lane  
As a local affected resident, I am registering my comments and objections to the proposals as documented in the Croydon Local Plans CLP1.1 and CLP2.

Policy DM43, reference Site 502 Coombe Farm reference Site 661 Coombe Lodge Nurseries and reference Site 755 Pear Tree Farm and Pear Tree Cottage. I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and Coombe Farm is on a site of an Archaeological Priority Zone and contains an area of Nature Conservation Importance. Such development is in breach of Policy E of Planning Policy for Traveller Sites, which says that "Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development". All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites by 2017, and 39 by 2036 is extremely excessive and will have a significant adverse impact on the borough.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3526/01/004/DM32.2/O	Linda Stevens	Object	Soundness - Justified DM32.2 755	<p>I wish to voice my concerns regarding the following:</p> <p>I totally object to any reduction of green space in the borough of Croydon in favour of development. I agree wholeheartedly with Garvin Barwell MP and wish to oppose any such plans. In particular, the idea of a travellers site at the suggested sites is preposterous.</p> <p>There have been problems in this borough with 'travellers' for many years. To the extent that defences, barriers built up grass mounds, have been created to keep out such illegal encampments. Whilst what the Council are proposing is to legalise such sites, I have witnessed the conditions these area have been left in when travellers have moved on, piles of rubbish including human waste and damaged the area! This has been a massive expense to the council over the years. Areas around Coombe Gardens and Lloyd park are much loved and used recreational areas for the people of Croydon and surrounding areas. A gypsy encampment would be a disaster!!</p> <p>If there is an obligation for the council to provide facilities for travellers, any such area should be very carefully assessed and considered, taking into account all the attributes of the area and how such a camp would affect it. In this instance the suggested areas are totally inappropriate.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3539/01/007/DM32.2/O	Mary Norman	Object	DM32.2 755	<p>And finally, i am also concerned about some of the porposals for Forestdale and Addington. The draft Local Plan identifies Pear Tree Farm and Pear Tree Farm Cottages on Featherbed Lane as a location for a gypsy/travellers site with 15-20 pitches Ref No 755. I will be objecting to this. The Council acknowledges that this site is in the Green Belt!!</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3540/01/001/DM32.2/O	Ms H Paddock	Object	DM32.2 755	<p>It is not a suitable location for travellers due to the high cost of buying it and making the site fit for permanent residency. The council would also need to find another waste site which currently exists on the site. The other key objection is that it is a Metropolitan green belt and surrounded by ancient woodland. I grew up living along featherbed lane and now live in Tandridge which borders the proposed site.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I have been a Croydon resident for many years (over 47), and have watched Croydon wax and wane. In all those years, Croydon has often been regarded as rather down at heel and a bit of a joke; it has been misrepresented in the media too many times in my view. Croydon remains a vital communications hub, which seems only recently to have been recognised. Given all the development in and around East Croydon station, your plan for these improvements is beginning to take shape. As we all know, London Victoria in 20 minutes, London Bridge in 20 minutes; not to mention the east/west Tramlink which has become so popular that TfL decided to grab it! Croydon's communications should be more widely acknowledged. You were elected on a ticket to not only improve Croydon for ALL its residents but also to preserve its assets such as the green belt and areas of special scientific interest. Imagine my dismay and great disappointment when I discovered in your proposal that you considered it perfectly legitimate to build on green belt – absolutely at odds with your manifesto. AND that you are prepared to ignore your promises in preserving Croydon's assets to the very people who elected you. How can the electorate trust you in the future, especially at the next council election, if you blatantly disregard your election pledges and set about to destroy the green spaces enjoyed by many of Croydon's residents? All green belt is part of Croydon's assets, it represents the lungs of Croydon, benefitting all and in many cases providing a haven for migratory birds as they stop-over en route and indeed other wild life whose habitat is likely to be destroyed/diminished if the green belt is built on. Altering the status of green belt or areas of special scientific interest enabling it to be built on does NOT alter the fact that once built on it will never revert to green belt and therefore will be lost (to Croydon and its electorate), forever. I would urge you to reconsider you proposals to destroy part of the green belt and to maintain the status of the open spaces as is. Croydon occupies a vast area and I am certain you could find suitable alternatives for the travellers which met their needs of access to public transport and retail amenities without destroying the green belt or areas of special scientific interest if you tried hard enough. I am sure you are aware that Government policy states "Traveller sites temporary or permanent in the Greenbelt are

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

inappropriate development "

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3555/01/003/DM32.2/O	Mr I Willaims	Object	DM32.2 755	I object to the use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site (reference number 755); This area is indeed a mess at the moment, but whose fault is that. You already have sites in Croydon and plenty of brown field sites not used even one near where the site off the Purley Way already exists. It is noted that many sites appear to be placed on the edge of boroughs as is the case with Layhams Road, but why here?	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3563/01/003/DM32.2/O	Mr Michael Gorman	Object	DM32.2 755	I write to you with regards to the proposed Traveller site's at Coombe Lodge Nurseries/Coombe Farm & Pear Tree Farm, Featherbed Lane. I was shocked and surprised to find out these sites are being proposed, can this really be the vision of Croydon we want to promote? I have had the pleasure of travellers parking up in the park opposite where I live on Shirley Church Road and I can assure you the rubbish, destruction and human feces left were frankly disgusting. I appreciate sites have to be made available but why in such densely populated areas like Croydon? I know fellow local residents will be very upset and apprehensive regarding the safety of their property with a site so close.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3565/01/003/DM32.2/O	Mr I Williams	Object	DM32.2 755	I object to the use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site (reference number 755); This area is indeed a mess at the moment, but whose fault is that. You already have sites in Croydon and plenty of brown field sites not used even one near where the site off the Purley Way already exists. It is noted that many sites appear to be placed on the edge of boroughs as is the case with Layhams Road, but why here?	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

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3566/01/013/DM32.2/O	Maureen Wilcox	Object	Soundness - Justified	DM32.2 755	<p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3696/01/003/DM32.2/O	Mr J Catley	Object		DM32.2 755	<p>I am writing to formally object to the use of the following locations as gypsy/traveller sites: Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;</p> <p>As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);</p>		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object	Soundness - Justified	DM32.2 755	All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. I am concerned that all three sites are also some considerable walking distance away from GP practices, shops, schools, public transport and other local services which would be contrary to the Council's Health and Wellbeing Strategy.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
			<p>Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.</p> <p>I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria.</p> <p>Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document</p>		

3702/01/001/DM32.2/O	Ms J Fasham	Object	DM32.2 755	This area has apparently been identified as another location for a Travellers site, which is objectionable because the area is within Green Belt Land – this means that the Council's intention here is in clear breach of Policy.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3711/01/001/DM32.2/O	Ms J Powell	Object	DM32.2 755	<p>I am writing to express my concerns over the impact of Council's Local Plan on green areas.</p> <p>About 20 years ago I decided to move from Woodpecker Mount to Brookscroft on Forestdale. My decision was made because Brookscroft is a well managed estate with plenty of green spaces. When I brought the house, took on board that strict covenants were in place and that a management charge was in required to cover the cost of our lighting, gardening, upkeep of the roads and other maintenance issues. From time to time we have had problems from ill disciplined youths on quad bikes and misbehaving in the adjoining playground but I feel allowing travellers onto the site off Featherbed Lane.</p> <p>I suggest that establishing a travellers site on Featherbed Lane should be dropped.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3715/01/006/DM32.2/O	Jenny Tighe	Object	DM32.2 755	would also like to object to the following applications for traveller sites. Application numbers: 502, 661 and 755. All three are in green belt land and therefore inappropriate developments and should not be allowed to go ahead.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3724/01/002/DM32.2/O	Mr Mike Marcroft	Object	DM32.2 755	Please do not allow the above to settle on Green Belt land. There must be other sites in the Borough that can be made available. Our Green Belt land is precious to us all.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3728/01/002/DM32.2/O	Sarah McNamara	Object		DM32.2 755	I would just like to express my concern about Croydon Council's plans to build in these three Green Belt areas. I understand and appreciate the need for more homes across the borough but could you, again, consider using all the empty homes and office spaces instead of filling up beautiful and plentiful land?	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3735/01/009/DM32.2/O	Mr Tim Duce	Object	Soundness - Consistent with National	DM32.2 755	I strongly object to the building of gypsy traveller sites on Green Belt, especially as one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Nature Conservation is indeed a very low priority to the travellers that I have seen. I voluntarily clear up the dumping at Addington Hills and have witnessed the appalling environmental destruction wreaked by visiting travellers. Cleaning up after their visits is a very costly exercise, so putting travellers close by a Conservation Site would be extremely foolhardy. Over the next few years, it would cost council tax payers a fortune.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3741/01/001/DM32.2/O	Tracy Clarke	Object		DM32.2 755	I am writing to object to the following policies and proposals: traveller site - ref 755	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3744/02/013/DM32.2/O	Diane Simpson	Object	Soundness - Justified	DM32.2 755	Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:  Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.  The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3748/01/003/DM32.2/O Juliet Stevenson

Object Soundness - DM32.2  
Justified 755

I am objecting the the proposed sites - Coombe Lodge Nurseries, Coombe Farm, Pear Tree Farm - on the following grounds:

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

It is an inappropriate use of Green Belt land and the proposals are contrary to the Government policy (Policy E of the Planning Policy for Traveller sites) which states that "Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development"

Selection of proposed sites should have a bias towards Brownfield or Industrial land not Green Belt

It is detrimental to the amenities of the adjoining owners

There is a lack of relevant amenities close at hand

There is a lack of local infrastructure to accommodate the plans and additional traffic

All the proposed sites are in the south of the borough with two being very close together

There is already an existing permanent site in Lathams Way which could be expanded

3753/01/005/DM32.2/O	Moyra Ruffell	Object	DM32.2 755	<p>I am emailing you to express my concerns about Croydon Council's Plans to build Gypsy/Traveller sites in Green Belt areas.</p> <p>I understand that there is a great need for housing in the Croydon area and that the number of homeless people in Croydon is high. However, I need assurance that in providing this need we do not destroy our few remaining green spaces as these are vital to the well-being of our environment and people's health.</p> <p>When I received the information about these proposals from my MP and local residents' association I had been away from home and so have not studied these plans in depth. However, with the information I have I cannot visualize how these proposals would work without destroying the character of the Shirley area and the destruction of our few remaining green areas.</p> <p>In order for me to agree to these proposals I would not only require the assurance that these environmental issues were taken into account but the homes that are planned for were affordable to those who are in need of a home, and that they were of good quality, energy efficient homes. Finally, having lived in Shirley for many years I have seen the increase in traffic which has brought about an increase in air pollution which is detrimental to our health. This is another important factor that has to be borne in mind when increasing the density of the population of the area.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
3754/01/004/DM32.2/O	Myra Rand	Object	DM32.2 755	<p>I fully oppose the proposals to build on green land, especially for travellers' sites. I fully support Gavin Barwell's objections.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

3768/01/002/DM32.2/O	Ms K Kendall	Object	DM32.2 755	<p>I am writing to object to the following proposals in the Croydon Local Plan.</p> <p>1. The use of Pear Tree Farm and Pear Tree Farm Cottage as a location for a traveller site. (ref 755). This is green belt land and the Government has said very clearly that green belt land should not be used for traveller sites as this is inappropriate development. There must be non green belt sites available for this purpose in Croydon. Once you start developing the green belt, where will you stop? I also find it disingenuous that you give no indication of the number of pitches at any of the three sites you are proposing for travellers.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3771/01/002/DM32.2/O	Mr & Mrs Nicholls	Object	DM32.2 755	<p>I would like to place on record our objection to the part of the draft Local Plan that identifies Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a Traveller site with 15-20 pitches (pages 188-189 Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 755). Our objection is on the same basis that is being made by our MP Gavin Barwell, that this area is in the Green Belt and would be in breach of Government policy that states that Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3785/01/011/DM32.2/O	Jenny Greenland	Object	DM32.2 755	<p>I object to the use of either of the two sites in the Shirley locations or Forestdale as gypsy/traveller sites. As the Council acknowledges, they are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object Soundness - DM32.2  
Justified 755

Can I remind you of the definition / meaning of "GREEN BELT":

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

The Government formerly set out its policies and principles towards green belts in England and Wales in Planning Policy Guidance Note 2: Green Belts,[4] but this planning guidance was superseded by the National Planning Policy Framework (NPPF) in March 2012. Planning Authorities are strongly urged to follow the NPPF's detailed advice when considering whether to permit additional development in the green belt. In the green belt there is a general presumption against inappropriate development, unless very special circumstances can be demonstrated to show that the benefits of the development will outweigh the harm caused to the green belt. The NPPF sets out what would constitute appropriate development in the green belt. According to the NPPF, there are five stated purposes of including land within the green belt:

- To check the unrestricted sprawl of large built-up areas
- To prevent neighbouring towns from merging into one another
- To assist in safeguarding the countryside from encroachment
- To preserve the setting and special character of historic towns
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Once an area of land has been defined as green belt, the stated opportunities and benefits include:

- Providing opportunities for access to the open countryside for the urban population
- Providing opportunities for outdoor sport and outdoor recreation near urban areas
- The retention of attractive landscapes and the enhancement of landscapes, near to where people live
- Improvement of damaged and derelict land around towns
- The securing of nature conservation interests
- The retention of land in agricultural, forestry and related uses.

This is a totally preposterous proposition and I am quite frankly astonished that such a ludicrous idea has been proposed.

3789/01/013/DM32.2/O Mr Paul Slaughter

Object Soundness - DM32.2  
Justified 755

Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:

Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.

The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.

If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3804/01/004/DM32.2/O	Cllr L Hale London Borough of Croydon	Object	DM32.2 755	<p>Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.</p> <p>I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political...consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document</p>	Not use the location as gypsy and traveller sites	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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3809/01/015/DM32.2/O	Mr Ian Leonard	Object		DM32.2 755	The draft Local Plan identifies Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site with 15-20 pitches (pages 188-189, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 755). I also object to this as almost laughable. The Council acknowledges that this site is in the Green Belt. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. The site is also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough, they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3826/01/003/DM32.2/O	Ms L Pinkney	Object		DM32.2 755	I write in objection to the following Policies and proposals in the draft Croydon Local Plan  Ref. No 755 Pear Tree Farm and Pear Tree Farm Cottage, Featherbed Lane. This area has apparently been identified as another location for a Travellers site, which is objectionable because the area is within Green Belt Land – this means that the Council's intention here is in clear breach of Policy.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3862/01/010/DM32.2/O	Mr M Blount	Object	Soundness - Justified	DM32.2 755	I have considered details of the proposed Croydon Local Plan and have the following objections on the basis that they will: detract from the local areas, dramatically change the local areas, dramatically change the character of local areas, have a significant adverse effect on an already overloaded infrastructure, including roads, public transport, public open space, environment and emergency, health and support services.  5. I object to the three proposed provision of Traveller sites at Conduit Lane, Coombe Farm and Featherbed Lane.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3867/01/002/DM32.2/O	Jenny Stanbridge	Object	DM32.2 755	Please note I am horrified at all of the following proposed planning proposals:  1. Ref No: 755. The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3869/01/002/DM32.2/O	Mr Anthony Taylor	Object	DM32.2 755	I am writing to object to: 1.The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site (Reference number 755);	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3875/01/001/DM32.2/O	Celia Baughan	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site). Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3887/01/001/DM32.2/O	Mrs Catherine Fowler	Object	DM32.2 755	I am writing to object to: 1. the use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsytraveller site (reference number 755);	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object	DM32.2		Change	
755		<p>The sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.</p> <p>I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political...consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document.</p>		<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

3919/01/004/DM32.2/O	Ms L Chatfield	Object	DM32.2 755	<p>I am writing my objections development on the following sites as a resident as well as in my capacity as Warden of Croydon Ecology Centre. The sites are in areas that are essential foraging grounds for wildlife, including badgers, which are a protected species. I believe that they are also all on Green Belt Land. I realise that local authorities are being given new powers that allows them to build on parts of Green Belt Land, but I sincerely believe that this will be a terrible mistake, for which future generations will not thank us. These sites are also part of one of the very few large stretches of open green spaces so close to the centre of Croydon, which makes an huge difference to the air quality in our town and to the visual aspect thereof. There is ample evidence to prove that these green urban spaces are essential for the mental well-being of crowded cities. All the open green spaces are there for the benefit of all Croydon's residents and those visiting our Borough, by building on them you are taking away this right from people all over the Borough. Please think again and make use of brown field sites instead. By using brown field sites you have the opportunity improve those sites with well planned and laid out housing and amenities.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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3933/01/010/DM32.2/O	Mr & Mrs Thacker	Object	DM32.2 755	<p>Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755; As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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3942/01/010/DM32.2/O	Mr Scott Hunter	Object	DM32.2 755	<p>Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;  As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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3943/01/010/DM32.2/O	Mr Steve Murray	Object	DM32.2 755	<p>Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;  As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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3966/01/005/DM32.2/O	Ms S Kemp	Object		DM32.2 755	It makes me want to weep when i read what you have planned for Croydon. I myself live in New Addington, it was a horrible place but now it has vastly improved, your ideas for it no doubt will cause more uproar again, nowhere no green spaces left in the end for the children or dog walkers to go. Tower blocks, school we dont actually need it all so vile. Lets be honest you could built on brown land why choose green land. I can forse see such a horrible Croydon in the future, when i moved to Croydon from Fulham many years ago it was so different to what it is now, by the time you ruin it it will be one of the worse neighbourhoods in London. Of course we mustnt say Surrey as we have been taken over.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3978/01/001/DM32.2/O	Ms S Ikpa	Object		DM32.2 755	I am a Croydon resident and am writing to object to the use of the following locations as gypsey and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661. policy number DM44: and Coombe Farm off Oaks Road, site reference number 502. policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy 5P2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3979/01/004/DM32.2/O	Ms Olive Anne Bowyer	Object	Soundness - Justified	DM32.2 755	Ref. 502. Proposed sites for gypsy/travellers in Green belt land. Government policy published in August says very clearly "travellers sites (temporary or permanent) in the Green Belt are inappropriate development ". This is in breach of this policy. Coombe farm and Ref. 755 Featherbed Lane (Peartree Farm Cottage near to Hutchingsons Nature Reserve) are all Green Belt.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3989/01/001/DM32.2/O	Mr & Mrs Thomas	Object	Soundness - Consistent with National	DM32.2 755	Please can I object to the Labour Councils plans to build Gypsy/ Traveller Sites in the Green Belt. Why is this Council determined to concrete over the leafy / green areas of Croydon ? We do not need Traveller encampments anywhere near Pear Tree Farm or in Featherbed Lane. There are enough brownfield sites in the Borough for these camps to be built.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3995/01/003/DM32.2/O	Mr & Mrs Jarrett	Object		DM32.2 755	We strongly object to any alteration of properties on Forestdale which would prove to be unsightly also the proposed sites on Featherbed Lane and Conduit Lane. We are a green belt area!!! Please let it stay that way.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3997/01/007/DM32.2/O	Mr P Fitzpatrick	Object	Soundness - Consistent with National	DM32.2 755	<p>I am formally objecting to:</p> <p>3. the use of the following locations as gypsy / traveller sights:</p> <p style="padding-left: 40px;">Coombe Farm off Oaks Road REFERENCE NUMBER 502;</p> <p style="padding-left: 40px;">Coombe Lodge Nurseries off Conduit Lane REFERENCE NUMBER 661; and</p> <p style="padding-left: 40px;">Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane REFERENCE NUMBER 755;</p> <p>As the Council acknowledges all three of these sites are in the Green Belt and one of them borders on a Site of Nature Conservation Interest. Policy E of "Planning Policy for Traveller Sites", published by the Government in August says very clearly</p> <p style="padding-left: 40px;">"Traveller Sites (temporary or permanent) in the Green Belt are inappropriate Development"</p> <p>The Council's approach is clearly in breach of the policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Healthfield ward , one just over the border in Croham). Why has Healthfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy / traveller sites in the borough - which I would question - they should look elsewhere (for example off the Purley Way where the existing site is).</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4000/01/001/DM32.2/O	Ms P Titchener	Object		DM32.2 755	i would like to record my oppersition to the use of green belt land to build 12story tower blocks secondary school and a traverlercamp site we have other sites and new Addington needs the green belt land as the population is the size of a town yes it needs improvement but it doesn't need more pressure on our roads we need green belt land		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4009/01/005/DM32.2/O	Ms R Lloyd	Object		DM32.2 755	I am a resident in Addington Village and am writing to add my voice to those in the community who thoroughly object to council plans to use green belt land in our area to provide sites for travellers and housing.The council does not have the right to take these spaces away to build traveller sites on them as it is clearly government policy that this is inappropriate development		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4010/01/013/DM32.2/O	Mr R Morley-Smith	Object	Soundness - Justified	DM32.2 755	Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:  Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.  The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4018/01/002/DM32.2/O	Ms R Magee	Object		DM32.2 755	Proposed Gypsy/Traveller sites proposed for Addiscombe and East Croydon, Addington, Forresdale and Addington and Shirley - This sounds like a dreadful idea. I strongly object to the above proposal – This is a dreadful idea and surely anyone with any love or concern for Croydon would also object strongly.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4022/01/002/DM32.2/O	Mr & Mrs Ewin	Object	Soundness - Justified	DM32.2 755	Objection to Croydon Council's proposal to provide sites for travellers & the building of houses, etc on green land in Shirley & other areas.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4026/01/003/DM32.2/S	Mr S Dhanda	Support	Soundness - Justified	DM32.2 755	The use of land to provide pitches at Coombe Farm, Oaks Road or Coombe Lodge Nurseries, Conduit Lane is entirely out of keeping with the character of those areas. Why ruin such beautiful areas so close to central Croydon for future generations? Once gone, that land will be gone forever. We should treasure areas such as these and put them to a much more appropriate use in keeping with the use of similar surrounding land. Housing/Residential/Pitches are not good uses of this land.	The only real alternative if there has to be one is at Pear Tree Farm, Featherbed Lane where there already exists a large scale housing development and appropriate facilities including schools, transport and infrastructure nearby.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4036/01/013/DM32.2/O	Ms S Wheeler-Kiley	Object	Soundness - Justified	DM32.2 755	Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:  Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.  The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4043/01/003/DM32.2/O	Ms S Rhys-Davies	Object		DM32.2 755	Reasons for objecting: 1) It will be detrimental to the amenities of adjoining owners 2) It is an inappropriate use of Green Belt land 3) Sites that are located on the Green Belt are considered to be inappropriate development for Traveller sites (temporary or permanent) and are against government policy (Planning policy for Traveller Sites, DCLG August 2015) 4) There are a lack of appropriate amenities close at hand 5) There is insufficient local infrastructure to accommodate the plans 6) Selection of proposed sites should have a bias towards brownfield or industrial land, not Green Belt 7) the existing permanent site in Lathams Way off Bedding Farm Road could be expanded  Alternative suggestions for sites: 636, Land west of Timebridge Community Centre, Lodge Lane, Elmside, Addington		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

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I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:

1.de-designation of the Metropolitan Open Land around Shirley Oaks Village;

2.the use of the following five sites for housing:

•land at Poppy Lane reference number 128;

•Stroud Green Pumping Station, 140 Primrose Lane reference number 504;

•land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;

•land to the west of Shirley Oaks Road reference number 542; and

•land to the rear of 5-13 Honeysuckle Gardens reference number 548.

If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?

3.the use of the following locations as gypsy/traveller sites:

•Coombe Farm off Oaks Road reference number 502;

•Coombe Lodge Nurseries off Conduit Lane reference number 661; and

•Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;

As the Council acknowledges, all three of these sites are in the Green

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:

"Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".

The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);

4.focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too;

5.Policy DM2 on development on garden land, which is too subjective and therefore too weak. There should be a much stronger presumption against development on garden land; and

6.Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. Restricting parking spaces in such areas doesn't lead to fewer people owning their own car; it just leads to greater competition for existing spaces.

4057/01/001/DM32.2/O	Jil Wiltshire	Object	DM32.2 755	<p>I am writing to object to some of the proposals within the draft Croydon London Plan, Particularly in the area of Addington and Forestdale</p> <p>Proposed Gypsy Traveller sites</p> <p>The draft Local Plan identifies Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site with 15-20 pitches (pages 188-189, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 755).</p> <p>The Council itself acknowledges that this site is in the Green Belt which goes against current Government Policy. The site is also some distance from public services and very unsuitable for a site of this type.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
4058/01/010/DM32.2/O	Mrs Mary Gray	Object	DM32.2 755	<p>Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;</p> <p>As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

4059/01/010/DM32.2/O	Shirley Lidbury	Object	DM32.2 755	<p>Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;</p> <p>As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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4062/01/010/DM32.2/O	Mr & Mrs Keith & Susan Hobbs	Object	DM32.2 755	<p>Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;</p> <p>As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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4065/01/010/DM32.2/O	Mr Clive Jarvis	Object	DM32.2 755	<p>Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;</p> <p>As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
4066/01/003/DM32.2/O	Dr Chandra Pawa	Object	DM32.2 755	<p>I am a Croydon resident and am writing to object to the use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM3 as a gypsey and traveller site.</p> <p>□</p> <p>This site is in the Green Belt, with one bordering a site of Nature Conservation. The proposed use would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

4067/01/010/DM32.2/O	Mrs Marilyn Loader	Object	DM32.2 755	<p>Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;</p> <p>As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
4089/01/011/DM32.2/O	Victoria Moore	Object	DM32.2 755	<p>The draft Local Plan identifies Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site with 15-20 pitches (pages 188-189, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 755). I will be objecting to this. The Council acknowledges that this site is in the Green Belt. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. The site is also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

4090/01/001/DM32.2/O	The Family Durling	Object	Soundness - Consistent with National DM32.2 755	<p>I will be objecting to this. The Council acknowledges that this site is in the Green Belt. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>"Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".</p> <p>The Council's approach is clearly in breach of that policy. The site is also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
4096/01/009/DM32.2/O	Mr Vince Hemment	Object	DM32.2 755	<p>the use of the following locations as gypsy/traveller sites:</p> <ul style="list-style-type: none"> <li>- Coombe Farm off Oaks Road reference number 502;</li> <li>- Coombe Lodge Nurseries off Conduit Lane reference number 661; and</li> <li>- Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;</li> </ul> <p>As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>"Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".</p> <p>The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

4099/01/001/DM32.2/O	Vivienne Murray	Object		DM32.2 755	1.The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site (Reference No. 755).There are no good facilities and transport - access to this area is not good (it's on a bend) and when it's icy it doesn't get gritted as it's border disputed - I think the whole area might come under Tandridge. Why not leave the travellers on Purley Way which is a huge, accessible area?		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4104/01/013/DM32.2/O	Terrence & Jacqueline Spriggs	Object	Soundness - Justified	DM32.2 755	Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:  Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.  The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4109/01/001/DM32.2/O	Mr & Mrs Chang	Object		DM32.2 755	We read with dismay and grave concern about Croydon council's plans to build three gypsy/travellers sites in the Green Belt of Shirley. This ill conceived act of allowing housing on some of our precious Green spaces and back gardens will totally decimate and change the character and the environment of this area. The traffic infrastructure will be totally inadequate with traffic problems already a big issue during peak hours as it is. It is already terrifying to see the number of tower blocks going up along East Croydon station resulting in the ever changing skyline of Croydon, turning the town into a massive concrete jungle. We sincerely implore you to reconsider your plans and not to destroy our beautiful green belt and protecting the environment in and around this area. We have lived in Shirley for forty years and over this period we have seen so many new buildings and green open spaces lost to developers.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4110/01/001/DM32.2/O	Mr V Bhuwanee	Object	Soundness - Justified	DM32.2 755	<p>I would like to object to the proposed travellers sites for the following reasons which I believe are material grounds to refuse these plans:</p> <ul style="list-style-type: none"> <li>•The Council has an obligation to consider all potential sites across the borough. It also needs to demonstrate this, and provide information that details what sites were considered (both private and publicly) together with full assessments on these sites. This I cannot see has been done.</li> <li>•The suggested sites are in close proximity to each other in a huge borough. This cannot be correct. Fine, allow one - but all three? This is politically motivated.</li> <li>•There is currently not enough amenities locally and no plans to increase them. School places and GPs are already full.</li> <li>•Transport concerns. PTAL ratings or similar, where are they?</li> <li>•Featherbed Lane site is verging on green belt. We should not be using these types of land for this - we have lots of brownfield sites that should be used.</li> </ul>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4113/01/003/DM32.2/O	Ms W Mikiel	Object	Soundness - Justified	DM32.2 755	<p>I have been made aware of the proposals for Site References 661, 502 and 755 for use as traveller sites.</p> <p>I object on the grounds that these are Green Belt sites covered by Policy SP2.7a and SP2.7b and are therefore unsuitable for traveller camps. I use both sites near Coombe Lodge fairly regularly and was frightened by loose and dangerous dogs when the site was being used illegally by travellers, and I noticed that the woods were being used as a toilet. The amenities of that area would be lost to everyone else if these proposals were to</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4117/01/004/DM32.2/O	Cllr S Brew	Object		DM32.2 755	<p>I object to the following location as a gypsy and traveller site: Pear Tree Farm and Pear Tree Farm Cottage, Featherbed Lane, site 755;</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4121/01/002/DM32.2/O	Janet Norris	Object	DM32.2 755	I am writing to object to the use of Pear Tree Farm on Featherbed Lane Ref 755 as a gypsy/traveller site	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4122/01/003/DM32.2/O	Mr David Hazzard	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object Soundness - DM32.2  
Justified 755

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

4127/01/001/DM32.2/O	The Croydon Auto Bikes Scheme <i>Croydon Auto Bikes Scheme</i>	Object	DM32.2 755	No, as it would result in the business closing and loss of employment. No, because business does not want to vacate the site and would object to any Compulsory Purchase Notice. No, the site is in the wrong location for a Gypsy & Traveller site. Sites should not be proposed for allocation when the users / owners of site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4132/01/003/DM32.2/O	Janet Harding	Object	DM32.2 755	I am writing to object to the use of Pear Tree Farm on Featherbed Lane as gypsy / traveller site	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4138/01/003/DM32.2/O	Ms S Rao	Object	DM32.2 755	I am a Croydon resident and am writing to object to Pear Tree Farm and Pear Tree Cottage on Featherbed Lane, (site reference 755 Policy DM32.2)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4143/01/001/DM32.2/O	Miss R Thorogood	Object	DM32.2 755	The draft Local Plan identifying Pear Tree Farm and Pear Tree Farm Collage on Featherbed Lane as a location for a gypsy/traveller site with 15-20 pitches (pages 188-189, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 755). This site is in the Green Belt and Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development' This site is also a distance from public services so unsuitable for the potential Travellers anyway.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object Soundness - DM32.2  
Justified 755

I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:

3. the use of the following locations as gypsy and traveller sites:
- Coombe Farm off Oaks Road reference number 502;
  - Coombe Lodge Nurseries off Conduit Lane reference number 661; and
  - Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;

As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the government in August, says very clearly:

“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.

The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4152/01/001/DM32.2/O Mr & Mrs Munnery

Object

DM32.2  
755

National guidelines clearly state 'Travellers Sites temporary or permanent) hi the Green Bell are inappropriate development'. The Council's proposals, therefore, clearly breach such guidelines. Also, we question the Council's assertion that it needs to quadruple the number of travellers/gypsy sites in the Borough. Apart from this major objection, the above sites identified for such use would have:

- poor access via narrow roads/lanes for large vehicles;
- consequent impact upon local traffic congestion with movements of large vehicles;
- no safe paved walking routes to schools, shops, doctors, etc.;
- additional requirement for services and facilities for hygienic occupation;
- increased pressure on local schools, medical facilities, waste disposal, etc.;
- impact upon local facilities and amenities of current residents.

Also, we understand that the proposed pitches would accommodate considerably more caravans and associated vehicles than can be controlled by planning restrictions.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4159/01/001/DM32.2/O Mr & Mrs M & O Warren

Object

DM32.2  
755

The GTANA report (2013) does not consider why there is a requirement to provide such facilities and refers to the CLG's document 'Planning Policy for Traveller Sites (March 2014)' which states that Local Authorities should in producing their local plans, consider joint development plans that set targets on a cross authority basis. This proposal seems to have been produced in isolation from other neighbouring councils even though the above clearly indicates that nearby councils such as Sevenoaks, Tandridge and Bromley have higher demand. Proposals in the Housing and Planning Bill 2015-2016 are to remove the statutory requirement on local authorities to assess the specific accommodation needs of Gypsies and Travellers - the emphasis being that when authorities are carrying out a review of housing needs that it considers the needs of all the people residing in their district, without any reference to Gypsies and Travellers. We hope this means that Croydon Council will consider our needs and the needs of our neighbours and local services and businesses as weighty as those of Gypsy and Travelling people. We understand that there is a lot of opposition to the proposed sites from people currently residing in the district due to the threat to the Green Belt, increased traffic and increased pressure on local services. Surely such low scores within the "Assessment and Selection of Sites for Gypsy and Travellers" (August 2015) should have resulted in an acceptance that none of the sites are really particularly suitable and that the council will need to liaise with other council if determined to make provision. All three sites are in Green Belt land - Policy E of Planning Policy for Traveller Sites - traveller sites (temporary and permanent) in the Green Belt are inappropriate development. Further concern for the impact upon Green Belt is highlighted in the GTANA Stakeholder consultation. The sites are contrary to the Strategic Policies (April 2013) in terms of access from roads and proximity to bus routes; and access to essential services including health and education facilities.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4160/01/003/DM32.2/O	Mr T.C Martin	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4161/01/001/DM32.2/O	Mr Trevor Watkins	Object	DM32.2 755	I am a Croydon resident and am writing to object to the use of the following locations as gypsey and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661. policy number DM44: and Coombe Farm off Oaks Road, site reference number 502. policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy 5P2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4163/01/003/DM32.2/O	mrs J Webb	Object	DM32.2 755	I wish to object to the use of Pear Tree Far and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy and traveller site (Site reference 755).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4172/01/004/DM32.2/O	Mr B Cooke	Object	DM32.2 755	I object to the use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site (reference number 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4177/01/003/DM32.2/O	Mr & Mrs Potter	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4180/01/003/DM32.2/O	Mr David Stagg	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4183/01/003/DM32.2/O	G.A Dale	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4185/01/003/DM32.2/O	L Gorrie	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4187/01/003/DM32.2/C	Mr Mark Tatum		DM32.2 755	Object to the use of Pear Tree Farm as a Travellers site	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

5. Proposed Policy DM43 Creation of Gypsy / Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Farm and Pear Tree Cottage Featherbed Lane.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and one borders a site of Nature Conservation Interest. Such development is in breach of Policy E10 Planning Policy for Traveller Sites, which says that 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'. All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites now, and 39 by 2036 is excessive and will have an adverse effect on the borough. If the number of Gypsy/Traveller sites really needs to be increased by this amount then a more appropriate location would be around the existing site at Purley Way. The positioning of a Gypsy/Traveller site adjacent to the car park for Coombe Woods, between the Chateau Restaurant and the Hotel/restaurant, would probably deter me from using any of these attractions.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

I have restricted my objections to those plans that primarily affect the area of Shirley I which I live, but the same objections apply to other proposals in other parts of the borough.

4219/01/003/DM32.2/C	Mr R.C Syred		DM32.2 755	Object to the use of Pear Tree Farm as a Travellers site	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4221/01/001/DM32.2/O	Mr R Fanthome	Object	DM32.2 755	<p>I strongly object to the Council proposal for this very inappropriate traveller site at Pear Tree Farm on Featherbed Lane. My reasons are:</p> <ul style="list-style-type: none"> <li>-The site entrance is extremely hazardous and totally unsuitable for this proposal.</li> <li>-There are no direct transport links so the traffic increase in this local area would lead to more accidents.</li> <li>-The consultation period is simply not long enough nor appropriate or in-depth given the vast impact this will have on all of us living in the community.</li> <li>- The council money spent on this project is dis-proportionate to any benefits for such a small number of families- it is not good value.</li> <li>- The site is in a designated Green Belt area and so must not be developed. Even the government says that this is an inappropriate development.</li> <li>- There is a shortage of amenities needed for these travellers and there is potential for an increase in fly-tipping as well as noise pollution and other problems.</li> </ul>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4222/01/003/DM32.2/O	Mrs Brenda Taylor	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4223/01/009/DM32.2/O	Mrs Mary Lane	Object	DM32.2 755	I object to the use of the following locations as gypsy/traveller sites: Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane (reference number 755) - As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Putley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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4228/01/001/DM32.2/O	Sheila Newman	Object	DM32.2 755	I am a Croydon resident and am writing to object to the use of the following locations as gypsey and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661. policy number DM44: and Coombe Farm off Oaks Road, site reference number 502. policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy 5P2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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4229/01/003/DM32.2/O Susan Piggott

Object

DM32.2  
755

The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

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5. Proposed Policy DM43 Creation of Gypsy /Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Farm and Pear Tree Cottage Featherbed Lane.

I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and one borders a site of Nature Conservation Interest. Such development is in breach of Policy Eat Planning Policy for Traveller Sites, which says that 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'. All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites now, and 39 by 2036 is excessive and will have an adverse effect on the borough. If the number of Gypsy/Traveller sites really needs to be increased by this amount then a more appropriate location would be around the existing site at Purley Way. The positioning of a Gypsy/Traveller site adjacent to the car park for Coombe Woods, between the Chateau Restaurant and the Hotel/restaurant, would probably deter me from using any of these attractions.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

I have restricted my objections to those plans that primarily affect the area of Shirley I which I live, but the same objections apply to other proposals in other parts of the borough.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4233/01/003/DM32.2/O	Mr & Mrs White	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4240/01/004/DM32.2/C	Mr & Mrs Galyer		DM32.2 755	Object to the use of Pear Tree Farm as a Travellers site	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4242/01/003/DM32.2/O	Mr & Mrs Jaques	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4244/01/010/DM32.2/O	Mr & Mrs Kelly	Object	DM32.2 755	Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755; As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4246/01/003/DM32.2/O	Mr & Mrs McManus	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4249/01/003/DM32.2/O	Mr & Mrs Grinham	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4250/01/003/DM32.2/O	Mr & Mrs Rasell	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4251/01/003/DM32.2/O	Mr & Mrs Westbrook	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4252/01/003/DM32.2/O	Mr & Mrs Worman	Object	DM32.2 755	Object to the propopsed Travellers site at Featherbed Lane	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I wish to strongly object to Croydon Council's proposal to site a Gypsy / Traveller site at Pear Tree Farm. There are numerous reasons for my objection; including:

- Pear Tree Farm is in designated Green Belt and as a result should not be developed. The Government's Planning Policy for Traveller Sites (published August 2015) states: o"Traveller sites (temporary or permanent) in the Green Belt are inappropriate development"
- Pear Tree Farm is not owned by the Council therefore the cost to the council and the tax payer to purchase the land could be considerable
- The cost to change the use of Pear Tree Farm from a waste transfer site to a traveller's camp would also be considerable as there has been years of contamination from (amongst other things) asbestos, oil, diesel, chemicals etc.
- Pear Tree Farm is surrounded by Ancient Woodland
- Pear Tree Farm is surrounded by wildlife (deer, butterflies, sheep, horses, rare orchids etc) and is opposite Hutchinson's Band which is a nature reserve. There could be a risk to the local wildlife
- Potential for extra litter/fly tipping on Featherbed Lane
- All three of Croydon's proposed Gypsy/Traveller sites are within a 3 mile radius of one another and in adjacent wards. This is unfair and inequitable for those living in the area
- There is already a shortage of local school places
- There are no transport links to Pear Tree Farm
- There is no pavement along featherbed Lane beyond Farlidgh Dean Crescent and no street lighting
- How will Croydon Council control & monitor official number of travellers – could easily be overrun
- How will the police the area as there is already very little police presence in the area (and even less going forward)
- Noise pollution – Featherbed Lane is in a valley and noise travels a long way
- The entrance to the site is extremely precarious as it is on a blind bend

4268/01/001/DM32.2/O	Mr D Nesterovitch	Object	DM32.2 755	I am a Croydon resident and am writing to object to the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661. policy number DM44: and Coombe Farm off Oaks Road, site reference number 502. policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy 5P2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4270/01/003/DM32.2/O	Mr D Payne	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4273/01/004/DM32.2/C	Mrs A Dada		DM32.2 755	Object to the use of Pear Tree Farm as a Travellers site	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4274/01/003/DM32.2/O	Mr E Mills	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4275/01/003/DM32.2/O	Mr G Drinkwater	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4276/01/003/DM32.2/O	Mr G Meacock	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4280/01/003/DM32.2/O	P.M Robertson	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4282/01/003/DM32.2/O	Mr P Tyler	Object	DM32.2 755	This is green belt land and government PolicyEstates that such sites are inappropriate on such land.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4290/01/001/DM32.2/C	Mrs R Simking		DM32.2 755	Object to the use of Pear Tree Farm as a Travellers site	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4293/01/003/DM32.2/O	Mr Roberts	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4300/01/004/DM32.2/O	Mrs Carol Mamora	Object	DM32.2 755	I object to the use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site (755).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

5. Proposed Policy DM43 Creation of Gypsy / Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Farm and Pear Tree Cottage Featherbed Lane.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and one borders a site of Nature Conservation Interest. Such development is in breach of Policy E10 Planning Policy for Traveller Sites, which says that 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'. All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites now, and 39 by 2036 is excessive and will have an adverse effect on the borough. If the number of Gypsy/Traveller sites really needs to be increased by this amount then a more appropriate location would be around the existing site at Purley Way. The positioning of a Gypsy/Traveller site adjacent to the car park for Coombe Woods, between the Chateau Restaurant and the Hotel/restaurant, would probably deter me from using any of these attractions.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

I have restricted my objections to those plans that primarily affect the area of Shirley I which I live, but the same objections apply to other proposals in other parts of the borough.

4326/01/003/DM32.2/O	Mr M Norman	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4333/01/001/DM32.2/O	Mr P Bhanji	Object	DM32.2 755	I am a Croydon resident and am writing to object to the use of the following locations as gypsey and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661. policy number DM44: and Coombe Farm off Oaks Road, site reference number 502. policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy 5P2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4335/01/003/DM32.2/O	Mr P Cornish	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4344/01/003/DM32.2/O	Mr & Mrs Rasbrook & Pickford	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4350/01/003/DM32.2/O	Mr W Pook	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4352/01/003/DM32.2/O	Mrs I Pegrum	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4355/01/003/DM32.2/O	Mrs J Dobbs	Object	DM32.2 755	I am writing to object to the use of Pear Tree Farm off Featherbed Lane, Site 755 as a gypsey and traveller site.  Development on sites 661,502 and 755 would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a & SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4356/01/002/DM32.2/O	Ms A Coyle	Object	DM32.2 755	I am writing to object to the use of Pear Tree Farm and Pear Tree Farm Cottage as a location for a gypsy/traveller site (Ref 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4362/01/004/DM32.2/C	Mrs G Syred		DM32.2 755	Object to the use of Pear Tree Farm as aTravellers site	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4363/01/003/DM32.2/O	Mrs Sarah Moise	Object	DM32.2 755	I object to the use of Pear Tree Farm off Featherbed Lane Site 775 as a Gypsy and Traveller site.  This site sould constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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5. Proposed Policy DM43 Creation of Gypsy / Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Farm and Pear Tree Cottage Featherbed Lane.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

We object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and one borders a site of Nature Conservation Interest. Such development is in breach of Policy E10 Planning Policy for Traveller Sites, which says that 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'. All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites now, and 39 by 2036 is excessive and will have an adverse effect on the borough. If the number of Gypsy/Traveller sites really needs to be increased by this amount then a more appropriate location would be around the existing site at Purley Way. The positioning of a Gypsy/Traveller site adjacent to the car park for Coombe Woods, between the Chateau Restaurant and the Hotel/restaurant, would probably deter me from using any of these attractions.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

I have restricted my objections to those plans that primarily affect the area of Shirley I which I live, but the same objections apply to other proposals in other parts of the borough.

5. Proposed Policy DM43 Creation of Gypsy / Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Farm and Pear Tree Cottage Featherbed Lane.

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I have restricted my objections to those plans that primarily affect the area of Shirley I which I live, but the same objections apply to other proposals in other parts of the borough.

4373/01/003/DM32.2/O	Mrs J.M Martin	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4381/01/003/DM32.2/O	Mr & Ms Sagar & Allen	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4382/01/003/DM32.2/O	Kate Adams	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4384/01/001/DM32.2/O	Ms N Nesterovich	Object	DM32.2 755	I am a Croydon resident and am writing to object to the use of the following locations as gypsey and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661. policy number DM44: and Coombe Farm off Oaks Road, site reference number 502. policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy 5P2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

5988/01/001/DM32.2/O	Dagger Skips <i>Dagger Skips</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
5989/01/001/DM32.2/O	Cardiff Skips <i>Cardiff Skips</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
5990/01/001/DM32.2/O	Croydon Coaches <i>Croydon Coaches</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
5991/01/001/DM32.2/O	London Scaffolding <i>London Scaffolding</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
5992/01/001/DM32.2/O	Paragon White Lining <i>Paragon White Lining</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

5993/01/001/DM32.2/O	South Norwood Scaffolding <i>South Norwood Scaffolding</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
5994/01/001/DM32.2/O	Woodside Containers <i>Woodside Containers</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
5995/01/001/DM32.2/O	Ace Skips <i>Ace Skips</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
5996/01/001/DM32.2/O	CCT Pipe Freezing <i>CCT Pipe Freezing</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
5997/01/001/DM32.2/O	Dance Road Marking <i>Dance Road Marking</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

5998/01/001/DM32.2/O	MFC Skip Hire <i>MFC Skip Hire</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
5999/01/001/DM32.2/O	Paul Thorn Building	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
6000/01/001/DM32.2/O	Square One Scaffolding <i>Square One Scaffolding</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
6001/01/001/DM32.2/O	Croydon Auto Bikes Scheme <i>Croydon Auto Bikes Scheme</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
6002/01/001/DM32.2/O	All Area Flooring <i>All Area Flooring</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

6003/01/001/DM32.2/O	Colin Holiday (Scaffold) <i>Colin Holiday (Scaffold)</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
6005/01/001/DM32.2/O	Morland Coaches <i>Morland Coaches</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
6006/01/001/DM32.2/O	PG Tippers <i>PG Tippers</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
6007/01/001/DM32.2/O	Sussex Demolition <i>Sussex Demolition</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
6008/01/001/DM32.2/O	Barnes Scaffolding <i>Barnes Scaffolding</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

6009/01/001/DM32.2/O	CPM Scaffolding <i>CPM Scaffolding</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
6010/01/001/DM32.2/O	Lee Holiday Scaffolding <i>Lee Holiday Scaffolding</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
6011/01/001/DM32.2/O	Mr Skip <i>Mr Skip</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
6012/01/001/DM32.2/O	Shirley Scaffolding <i>Shirley Scaffolding</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
6013/01/001/DM32.2/O	Wilson Skip & Grab Hire <i>Wilson Skip &amp; Grab Hire</i>	Object	DM32.2 755	It would result in the business closing and loss of employment. The business does not want to vacate the site and would object to any Compulsory Purchase Notice. The site is in the wrong location for a Gypsy and Traveller site. Sites should not be proposed for allocation when the users/owners of the site have no desire to vacate.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

6067/01/003/DM32.2/O T Morris	Object	DM32.2 755	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for the gypsy/Traveller site (site reference 755)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
7310/01/003/DM32.2/O Mr John Mathers	Object	DM32.2 755	We have seen information suggesting that 3 Traveller sites maybe placed around the Forestdale and Shirley Areas, and also plans to Intensify the Housing of Forestdale! We believe the plans for Traveller sites are wholly unfair and building on land which is Green Belt is inappropriate development. Policy E of Planning for Traveller Sites, published by the Government in August indeed states this also. The building of such sites would also be hugely detrimental to house values, and totally unacceptable. We completely object to this so these plans need to be scrapped NOW!	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

The suggested policy for building height and external presentation could maintain the village atmosphere of central Addiscombe. However this does also discourage any large outlets and therefore requires residents to travel (often by car) to Purley Way

There appear to be several traders who are likely to close down, so there is a risk that Strategic Objectives are met but the type of traders no longer provides a suitable service to the local community.

The lack of a Traders' Association is evidence that conditions are below optimum.

There is anger that Charity Shops gain preferential treatment for business rates.

The concern remains that the planning system allowed the demolition of the Black Horse Pub and the erection of an out of character structure.

Agree strongly that ground floor frontages should remain active and un-obscured. Additionally, however, while the rhythm of the separate individual buildings is attractive and beneficial, it should not preclude separate ground floor units from being joined where this may make a business more viable or where an already successful business may hope to expand. Some of the smaller business units may be too small to practically allow even a small business to successfully operate, with the result that the unit may remain empty, indefinitely, and thereby breaking the rhythm. The safe-guard in retaining the rhythm would be maintained by further guidelines being established in relation to the joining of separate units sympathetically.

Although part of Bingham Road has been shown as a Local Heritage Area (Policy SP4), the damage to several of these properties has already been allowed through multiple occupancy and parking in front gardens. We originally asked for a much wider Heritage Area for Northampton Road, Cheyne Walk, Annandale Road, Carlyle Road, Fryston Avenue, Ashburton Avenue, Whitethorn Gardens, Beech Tree Way, Ashurst Walk. These were all developed under strict covenants from the Ashburton Estate

The major problem that has precluded development of any large retail outlets is the lack of parking space. This also mitigates against

The place specific policy for the Addiscombe local centre is intended to accommodate growth and to complement local character. The policy refers to appearance, not specific business rates or use. Large retail with corporate design would substantially marrow this character and therefore would not be appropriate.

any SME who relies on clients arriving by car. While Addiscombe Tram stop and bus stops provide good transport links, they are not really suitable for the large weekly shop, or collection of larger items of furniture or white goods. Delivery of stock to retail outlets often causes parking issues e.g. double parking or parking on zig-zag lines. The mix of retail outlets has become less attractive, although the multiple Charity shops provide a wide selection of second hand goods. There is no specialist clothing shop for ladies, children's or gents, no haberdashery, no kitchen ware, no furniture, no antiques no artists or bookshop. Some of these specialist shops do not exist in central Croydon either. The local traders association has folded so there is minimal coordinated representation to the council.

The suggested building heights could maintain the village atmosphere of Central Addiscombe but also discourage any large outlets and therefore require residents to travel by car to Purley Way etc. There appears to be several traders who could be closing down and there is anger that charity shops get preferential business rates.

0115/02/003/DM33.1/C	Mr Bob Sleeman	Comment	DM33.1	<p>The suggested building heights could maintain the village atmosphere of Central Addiscombe but also discourage any large outlets and therefore require residents to travel by car to Purley Way etc. There appears to be several traders who could be closing down and there is anger that charity shops get preferential business rates.</p>	No change	<p>The place specific policy for the Addiscombe local centre is intended to accommodate growth and to complement local character. Large retail with corporate design would substantially marrow this character and therefore would not be appropriate.</p>
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0120/02/013/DM33.1/O

Addiscombe Residents Associatio

Object

DM33.1

Clause e) from the previous Detailed Policy should be reinstated.

Clause e) from the previous Detailed Policy should be reinstated.

Change

The proposed change has been made and policy 33.1 reads:  
"Within the Addiscombe District Centre, to ensure that the Distinct Centre characteristics are respected and enhanced proposals should:  
a) Complement existing predominant building heights of 2 storeys up to 4 storeys and a maximum of 5 storeys around the Lower Addiscombe Road and Blackhorse Lane Junction;  
b) Retain the rhythm, size and the continuity of ground floor active frontages ;  
c) Allow flexibility at first floor and above for mixed use;  
d) Retain, enhance and positively reference corner features such as the articulation of corner buildings and architectural features such as domed projecting bays with finials and the projecting double gable ends running at 90 degree angles interrupting the running cornices;  
e) Incorporate or retain traditional shop front elements such as stall riser's fascias and pilasters; and  
f) Incorporate multi-stock brick as the predominant facing materials of the whole

2605/01/013/DM33.1/O	Ian Broyd	Object	DM33.1	Clause e) from the previous Detailed Policy should be reinstated.	Clause e) from the previous Detailed Policy should be reinstated.	Change	The proposed change has been made and policy 33.1 reads: "Within the Addiscombe District Centre, to ensure that the Distinct Centre characteristics are respected and enhanced proposals should: a) Complement existing predominant building heights of 2 storeys up to 4 storeys and a maximum of 5 storeys around the Lower Addiscombe Road and Blackhorse Lane Junction; b) Retain the rhythm, size and the continuity of ground floor active frontages ; c) Allow flexibility at first floor and above for mixed use; d) Retain, enhance and positively reference corner features such as the articulation of corner buildings and architectural features such as domed projecting bays with finials and the projecting double gable ends running at 90 degree angles interrupting the running cornices; e) Incorporate or retain traditional shop front elements such as stall riser's fascias and pilasters; and f) Incorporate multi-stock brick as the predominant facing materials of the whole
2846/01/002/DM33.1/S	Alison and Kemal Hairettin	Support	DM33.1	We support the proposals		Welcome support	
0120/02/019/DM33.2/O	Addiscombe Residents Associatio	Object	DM33.2	Revitalising the retail areas and resolving the transport and traffic issues are of greatest importance for this area. To make this policy meaningful further details are needed, the policy is too weak as it stands. A meaningful consultation with the residents of this area is well overdue and we would ask you to organise it and then come up with a plan and with the action points and funding.	The policy needs to be more detailed in order to revitalise the retail areas and resolve the transport and traffic issues.	No change	The place specific policies are designed to manage local character. The issues of land use and transportation are covered by other sections of the plan and apply to the whole borough unless stated otherwise.

2605/01/019/DM33.2/O	Ian Broyd	Object	DM33.2	Revitalising the retail areas and resolving the transport and traffic issues are of greatest importance for this area. To make this policy meaningful further details are needed, the policy is too weak as it stands. A meaningful consultation with the residents of this area is well overdue and we would ask you to organise it and then come up with a plan and with the action points and funding.	The policy needs to be more detailed in order to revitalise the retail areas and resolve the transport and traffic issues.	No change	The place specific policies are designed to manage local character. The issues of land use and transportation are covered by other sections of the plan and apply to the whole borough unless stated otherwise.
2846/01/003/DM33.2/S	Alison and Kemal Hairettin	Support	DM33.2	We support the proposals		Welcome support	
1769/01/001/DM33.3/O	Agne Odhaimbo	Object	DM33.3	I am sad to find these intentions of new housing heavily and one-sidedly impacting Shirley and Addington, but I must especially emphasise that with every new housing public transport has to be increased to adequate. I would propose to consider extending tramlink to Shirley as the area in between is poorly covered, before it is built up even more. Perhaps a new tram line ending via Ashburton fields, or from Elmers end to Addington. I am near Edenham school and the only bus 367 is a joke. Please develop the tramlink as London is expanding south then people would be more happy.	I would propose to consider extending tramlink to Shirley as the area in between is poorly covered, before it is built up even more. Perhaps a new tram line ending via Ashburton fields, or from Elmers end to Addington.	No change	Extension of the tramlink to Shirley has not been put forward by TfL. Should TfL consider this an option, the Council will work with TfL at such time.

2825/03/002/DM33.3/O	<i>The Hyde Group</i>	Object	DM33.3	<p>The Hyde Group's initial development proposals would bring forward a number of benefits including:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The provision of over 1.2 ha of publically assessable open space which will visually and physically improve the link between South Norwood Country Park and Long Lane Wood, thus better contributing towards the local Green Grid;</li> <li><input type="checkbox"/> The provision of new public footpaths throughout the proposed new open space which will provide better links to / from the Arena Tramlink Stop and the surrounding area;</li> <li><input type="checkbox"/> The provision of new play space within the proposed open space;</li> <li><input type="checkbox"/> The provision of trees and shrubs to increase the potential for biodiversity and to provide habitats for specific target species;</li> </ul> <p>The provision of approximately 136 affordable units (100% of the total provision) which will help to address the recent undersupply of affordable housing in the borough (as identified within the Council's SHMA);</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The provision of a range of accommodation (including flats and houses, and one, two and three bedroom units) which will help to create a mixed and balanced community; and</li> <li><input type="checkbox"/> The provision of a new community facility which has the potential to accommodate a variety of community uses.</li> </ul> <p>The benefits of such a scheme coming forward in this location would help the Council meet their Strategic Objectives, notably:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Strategic Objective 3 – Provide a choice of housing for people at all stages of life;</li> <li><input type="checkbox"/> Strategic Objective 6 – Provide well designed community facilities;</li> <li><input type="checkbox"/> Strategic Objective 8 – Improve accessibility, connectivity, sustainability and ease of movement to, from and with the borough; and</li> <li><input type="checkbox"/> Strategic Objective 10 – Improve the quality and accessibility of green space and nature, whilst protecting and enhancing biodiversity.</li> </ul>	Given our representation on Policy SP7 (as set out earlier), we consider that the World of Golf site should be included in Table 11.6 for residential development (including a significant area of publicly assessable open space and a new community facility).	No change	All Green Belt and MOL sites were reviewed, including World of Golf. The site is correctly designated as MOL in that regard.
0120/02/010/DM33.3/O	<i>Addiscombe Residents Associatio</i>	Object	DM33.3 116	This site is not appropriate for a secondary school due to heavy traffic and no open space for a playing field.	The site should be used for residential.	No change	The site has been identified as being large enough to provide a secondary school to meet the need for school places in the borough.
0391/01/001/DM33.3/O	<i>Mrs Mira Armour HOME Residents Associaton</i>	Object	DM33.3 116	Rees House and Morland Lodge- not appropriate for a secondary school - heavy traffic, no open space for a playing filed	Designate for residential use	No change	The site has been identified as being large enough to provide a secondary school to meet the need for school places in the borough.

0391/02/001/DM33.3/O	Mrs Mira Armour <i>HOME Residents Associaton</i>	Object	DM33.3 116	Rees House and Morland Lodge – not appropriate for a secondary school – heavy traffic, no open space for a playing filed	designate for residential use	No change	The site has been identified as being large enough to provide a secondary school to meet the need for school places in the borough.
2151/01/005/DM33.3/O	Mr Rod Davies <i>East Croydon Community Organisa</i>	Object	DM33.3 116	ECCO object to the site being developed as as secondary school. the arguments for this site to be turned over to a secondary school have not been made by the Council. ECCO has previously understood that the site was to become much needed social housing as part of CCURV, which is in keeping with the adjacent areas. The site is too small to provide the facilities required by a secondary school, such as playing fields. It is not obvious to ECCO where the school would access playing fields and open space. It would located by a very busy junction with significant numbers of fast food outlets etc, which does not provide a good environment for young people. Affordable housing is desperately needed in Croydon, and as Rees House is a medium rise building constructing flats there would not cause a material change to the environment. Although the CLP asserts that secondary school places are more urgently needed than homes, it provides no further detail where this demand exists. If the demand is largely within the north of the borough then every step should be taken to create facilities close to where the future pupils live. It is not apparent within the ECCO area that there is significant demand that cannot be met by existing provision. There are already 3 secondary state secondary schools and 1 private secondary in the area. It is not desirable to concentrate more secondary provision into such a small area. The Council should explore other sites in Croydon, preferably away from the town centre but well served by public transport that could provide a far better environment for learning. (Conduit Lane site which is close to playing fields, Lloyd Park and provides a leafy pleasant environment might be one such location.)The Council has consistently failed to effectively engage with local communities to seek solutions and obtain community support.	The site should not be allocated as a school.	No change	The site has been identified as being large enough to provide a secondary school to meet the need for school places in the borough.
2605/01/010/DM33.3/O	Ian Broyd	Object	DM33.3 116	This site is not appropriate for a secondary school due to heavy traffic and no open space for a playing field.	The site should be used for residential.	No change	The site has been identified as being large enough to provide a secondary school to meet the need for school places in the borough.

2629/01/003/DM33.3/S Jamie McFarland  
*Education Funding Agency*

Support

DM33.3  
116

The Education Funding Agency has approved 3 new Free Schools currently looking for sites within Croydon. This site has been identified as being potentially suitable options for the permanent location of the Ark Croydon Secondary Academy. We would welcome the opportunity to work with Croydon Council and the respective trust to make these sites available options for these schools.

Welcome support

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2634/01/001/DM33.3/S Charlie Fagan  
ARK

Support

DM33.3  
116

Ark has had two free school applications approved by the Department for Education (DfE) to develop a two-form entry primary school and a three-form entry secondary school to meet the pupil place demand in Croydon which has been identified by Croydon Council. Ark is an education charity and one of the country's top-performing academy operators. Our network comprises of both new-start and transition schools that have become Ark academies. We currently operate 34 schools in London, Birmingham, Hastings and Portsmouth. No two of our schools are the same but we all share the same mission. Our aim is to create outstanding schools that give every Ark pupil, no matter their background or prior attainment, the opportunity to go to university or pursue the career of their choice. Ark has a proven track record in providing high standards of education across its school network and was recently rated by the DfE as the highest performing large multi-academy trust for value added. We're proud that our schools have achieved some of the best results in the country. We're also proud of the Ark staff who have built environments where pupils can succeed. Ark schools are twice as likely to be outstanding and all Ark schools have now come out of special measures and all but one is now 'Good' or 'Outstanding'. We have held talks with Croydon Council and the EFA over the development of a three-form entry secondary school on the site. One of the buildings already located on the site is owned by the NHS and the use of this site for a school development depends on whether an alternative site can be confirmed to which the NHS services could relocate. We understand that due diligence has begun on an alternative NHS site and the proposal will be tabled at their board meeting in December.

- The site is a suitable shape and size for the development of a three-form entry secondary school
- The site is in an area that will require additional secondary pupil places in the coming years
- The site is in an area which meets the demographic criteria for Ark schools
- The site is located near Ark Oval Primary Academy and would therefore create an opportunity to establish a link between the two schools.

Welcome support

2666/01/007/DM33.3/O	C Morley-Smith	Object	DM33.3 116	Please make proper provision for drop off/pick up, traffic control at rush hours and school times. Morland Road is already very busy at these times, with traffic backing up right down towards Woodside, and having vehicles stop at or near where the current entrance to the site is would be a disaster		No change	Drop off/pick up would be dealt with during any planning permission on this site.
2818/01/001/DM33.3/S	Keisha John	Support	DM33.3 116	Residential development if the site is not required for a school by 2021. I am currently applying through Croydon for a free school, the proposed name for the school is MADE academy. MADE academy will like to express interest in the site mentioned in section 1. We aim to provide a creative and robust curriculum. My question is; Will the borough need another school before the dates suggested on the sites? Will there be negotiations on the intake size, such as five form entry instead of an eight form entry for the suggested school?		No change	Applications for free schools will be considered on their merits. This site has been allocated for a school but in order not to preclude its development for another use, a time limit has been put on when the need should be reassessed. Currently there is a need for a school in this area and this site has been identified as being suitable. Enquiries about opening a new Free School should be made to the Council's education service.
0120/02/011/DM33.3/O	<i>Addiscombe Residents Associatio</i>	Object	DM33.3 474	The allocation is speculative and would maybe undermine the present pub.	The site should not be allocated for residential.	No change	The site is considered appropriate for development. Any development of the site will be required to incorporate high quality design in line with local, regional and national policy. The site does not encroach on the existing public house.
0391/02/002/DM33.3/O	Mrs Mira Armour <i>HOME Residents Associaton</i>	Object	DM33.3 474	Rear of Cricketers – Object as speculative – no interest and would maybe undermine the present pub		No change	The site is considered appropriate for development. Any development of the site will be required to incorporate high quality design in line with local, regional and national policy. The site does not encroach on the existing public house.
0391/01/002/DM33.3/O	Mrs Mira Armour <i>HOME Residents Associaton</i>	Object	DM33.3 474	Rear of Cricketers – Object as speculative – no interest and would maybe undermine the present pub		No change	The site is considered appropriate for development. Any development of the site will be required to incorporate high quality design in line with local, regional and national policy.
2605/01/011/DM33.3/O	Ian Broyd	Object	DM33.3 474	The allocation is speculative and would maybe undermine the present pub.	The site should not be allocated for residential.	No change	The site is considered appropriate for development. Any development of the site will be required to incorporate high quality design in line with local, regional and national policy. The site does not encroach on the existing public house.

2657/01/001/DM33.3/O	Rebecca Pullinger CPRE London	Object	Soundness - Effective 474	DM33.3	<p>A large number of the sites allocated for development through Detailed Policies and Proposals may result in the loss of green space. This appears to run counter to the Borough's Strategic Objective 10 (The need to utilise brownfield areas first) and could be replaced with a goal to promote good quality high density developments that protect Croydon's green spaces. Even undesignated green spaces provide important ecosystem services to Croydon's growing population.</p> <p>We are also concerned about impacts on access to the adjacent MOL site.</p>	The Council should provide additional text in these policies to encourage developers to propose good quality, high density developments which promote the protection and enhancement of green space.	No change	The site is considered appropriate for development. Any development of the site will be required to incorporate high quality design in line with local, regional and national policy.
3080/01/017/DM33.3/O	Mr John Mills	Object		DM33.3 474	<p>Furthermore, I also object to the proposals to build flats to the rear of the Cricketers Public House in Shirley Road. This road is extremely busy and proposed development will lead to increased volume of traffic and will exacerbate existing traffic congestion at peak times ( e.g. rush hour, school times). I am also concerned that this will lead to the loss of the local shops and businesses next door to the development.</p>		No change	The site is considered appropriate for development. Any development of the site will be required to incorporate high quality design in line with local, regional and national policy. The site does not encroach on the existing public house.
0407/01/003/DM33.3/O	A Douthwaite	Object	Soundness - Effective 68	DM33.3	<p>I was at the consultation on 28 November at Bernard Weatherall House and noted that it was proposed that the area behind 130 Oval Road, currently containing a warehouse and vacant space should be redeveloped for 10-57 houses. The latter figure is ludicrous: it could only be obtained by building blocks of flats which would be out of character with the housing in the area and would mean many properties would be overlooked. Sandwiching housing between Oval Road and Cedar Road would need very careful, minimal, development. Would it also encroach on garden areas of the surrounding properties?</p>		No change	Any planning application submitted for the redevelopment of the site would be required to adhere to the standards and would be considered against matters such as privacy, overlooking and outlook. Furthermore, the density on the site will be agreed through a planning application. The range identified in the allocation indicates what could be achieved on the site taking into consideration the current character of the area, and what could be provided on the site if the over all character of the area was to change.

1926/01/029/DM34.3/O	Councillor Luke Clancy	Object	Soundness - Justified	DM34.3	DM34.3 should not allow for 6 storey development around the Lombard Roundabout as intensification of this area is already having an impact on local amenities and infrastructure	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. There are already two schemes containing 6 storey elements approved in the Lombard Roundabout; one of which is currently in construction. The policy puts a cap on scale of any future re-development in the area.
2056/01/014/DM34.3/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment		DM34.3	DM34.3 should not allow for 6 storey development around the Lombard Roundabout as intensification of this area is already having an impact on local amenities and infrastructure;	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. There are already two schemes containing 6 storey elements approved in the Lombard Roundabout; one of which is currently in construction. The policy puts a cap on scale of any future re-development in the area.
2062/01/029/DM34.3/O	Councillor Jason Perry <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM34.3	DM34.3 should not allow for 6 storey development around the Lombard Roundabout as intensification of this area is already having an impact on local amenities and infrastructure	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. There are already two schemes containing 6 storey elements approved in the Lombard Roundabout; one of which is currently in construction. The policy puts a cap on scale of any future re-development in the area.

2071/01/029/DM34.3/O	Councillor Mario Creatura <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM34.3	DM34.3 should not allow for 6 storey development around the Lombard Roundabout as intensification of this area is already having an impact on local amenities and infrastructure		No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. There are already two schemes containing 6 storey elements approved in the Lombard Roundabout; one of which is currently in construction. The policy puts a cap on scale of any future re-development in the area.
2128/03/007/DM34.3/O	Cllr Steve O'Connell AM	Object		DM34.3	DM34.3 should not allow for 6 storey development around the Lombard Roundabout as intensification of this area is already having an impact on local amenities and infrastructure;	6 storey development should not be permitted.	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. There are already two schemes containing 6 storey elements approved in the Lombard Roundabout; one of which is currently in construction. The policy puts a cap on scale of any future re-development in the area.
2448/01/029/DM34.3/O	Andy Stranack <i>Croydon Council</i>	Object	Soundness - Justified	DM34.3	DM34.3 should not allow for 6 storey development around the Lombard Roundabout as intensification of this area is already having an impact on local amenities and infrastructure		No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. There are already two schemes containing 6 storey elements approved in the Lombard Roundabout; one of which is currently in construction. The policy puts a cap on scale of any future re-development in the area.

2635/01/018/DM34.3/O	Paul Sandford <i>Bourne Society</i>	Object		DM34.3	DM34.3 should not allow for 6 storey development around the Lombard Roundabout as intensification of this area is already having an impact on local amenities and infrastructure	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. There are already two schemes containing 6 storey elements approved in the Lombard Roundabout; one of which is currently in construction. The policy puts a cap on scale of any future re-development in the area.
2775/01/029/DM34.3/O	Cllr Tim Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM34.3	DM34.3 should not allow for 6 storey development around the Lombard Roundabout as intensification of this area is already having an impact on local amenities and infrastructure	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. There are already two schemes containing 6 storey elements approved in the Lombard Roundabout; one of which is currently in construction. The policy puts a cap on scale of any future re-development in the area.
2776/01/029/DM34.3/O	Cllr Helen Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM34.3	DM34.3 should not allow for 6 storey development around the Lombard Roundabout as intensification of this area is already having an impact on local amenities and infrastructure	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. There are already two schemes containing 6 storey elements approved in the Lombard Roundabout; one of which is currently in construction. The policy puts a cap on scale of any future re-development in the area.

2812/01/029/DM34.3/O	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM34.3	DM34.3 should not allow for 6 storey development around the Lombard Roundabout as intensification of this area is already having an impact on local amenities and infrastructure	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. There are already two schemes containing 6 storey elements approved in the Lombard Roundabout; one of which is currently in construction. The policy puts a cap on scale of any future re-development in the area.
2829/01/029/DM34.3/O	Cllr Margaret Mead <i>Croydon Council</i>	Object	Soundness - Justified	DM34.3	DM34.3 should not allow for 6 storey development around the Lombard Roundabout as intensification of this area is already having an impact on local amenities and infrastructure	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. There are already two schemes containing 6 storey elements approved in the Lombard Roundabout; one of which is currently in construction. The policy puts a cap on scale of any future re-development in the area.
2841/01/019/DM34.3/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object		DM34.3	DM34.3 should not allow for 6 storey development around the Lombard Roundabout as intensification of this area is already having an impact on local amenities and infrastructure;	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. There are already two schemes containing 6 storey elements approved in the Lombard Roundabout; one of which is currently in construction. The policy puts a cap on scale of any future re-development in the area.

2841/01/018/DM34.3/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object		DM34.3	DM34.3 should not allow for 6 storey development around the Lombard Roundabout as intensification of this area is already having an impact on local amenities and infrastructure;	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. There are already two schemes containing 6 storey elements approved in the Lombard Roundabout; one of which is currently in construction. The policy puts a cap on scale of any future re-development in the area.
2842/01/029/DM34.3/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM34.3	DM34.3 should not allow for 6 storey development around the Lombard Roundabout as intensification of this area is already having an impact on local amenities and infrastructure	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. There are already two schemes containing 6 storey elements approved in the Lombard Roundabout; one of which is currently in construction. The policy puts a cap on scale of any future re-development in the area.
3430/01/029/DM34.3/O	Mr Donald Speakman	Object	Soundness - Justified	DM34.3	DM34.3 should not allow for 6 storey development around the Lombard Roundabout as intensification of this area is already having an impact on local amenities and infrastructure	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. There are already two schemes containing 6 storey elements approved in the Lombard Roundabout; one of which is currently in construction. The policy puts a cap on scale of any future re-development in the area.

3699/01/029/DM34.3/O	Cllr J Cummings	Object	Soundness - Justified	DM34.3	DM34.3 should not allow for 6 storey development around the Lombard Roundabout as intensification of this area is already having an impact on local amenities and infrastructure	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. There are already two schemes containing 6 storey elements approved in the Lombard Roundabout; one of which is currently in construction. The policy puts a cap on scale of any future re-development in the area.
3804/01/027/DM34.3/O	Cllr L Hale <i>London Borough of Croydon</i>	Object		DM34.3	DM34.3 should not allow for 6 storey development around the Lombard Roundabout as intensification of this area is already having an impact on local amenities and infrastructure	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. There are already two schemes containing 6 storey elements approved in the Lombard Roundabout; one of which is currently in construction. The policy puts a cap on scale of any future re-development in the area.
3897/01/021/DM34.3/O	Cllr M Neal	Object		DM34.3	DM34.3 should not allow for 6 storey development around the Lombard Roundabout as intensification of this area is already having an impact on local amenities and infrastructure;	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. There are already two schemes containing 6 storey elements approved in the Lombard Roundabout; one of which is currently in construction. The policy puts a cap on scale of any future re-development in the area.

4117/01/026/DM34.3/O	Cllr S Brew	Object		DM34.3	DM34.3 should not allow for 6 storey development around the Lombard Roundabout as intensification of this area is already having an impact on local amenities and infrastructure;	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. There are already two schemes containing 6 storey elements approved in the Lombard Roundabout; one of which is currently in construction. The policy puts a cap on scale of any future re-development in the area.
4125/01/029/DM34.3/O	Councillor M Fisher	Object	Soundness - Justified	DM34.3	DM34.3 should not allow for 6 storey development around the Lombard Roundabout as intensification of this area is already having an impact on local amenities and infrastructure	No change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. There are already two schemes containing 6 storey elements approved in the Lombard Roundabout; one of which is currently in construction. The policy puts a cap on scale of any future re-development in the area.

2836/01/001/DM34.6/C	Sir Nick Williams <i>The Crescent Primary School</i>	Comment	DM34.6	<p>We are seeking support to open an 11-18 free school to serve the needs of the local population of the area in partnership with an education provider who has significant successful track record in opening and running secondary provision and who has a stake in this local community.</p> <p>We have already met with key local partners, particularly those represented in our Trust and have their agreement for this project, in particular The BRIT School and Crystal Palace FC Foundation. The governors have set up a steering group to take forward this project and are working with representatives from both organisations.</p> <p>Timescale will be agreed in discussion with Croydon Council and the EFA and DFE, but we would look to open our Year 7 in September 2018, which would be when our oldest cohort come of age. Presently Croydon Council disagree with this and have suggested that the year of greatest need may be later than this, possibly 2020, so we are mounting a case to show that there are particular pressures on school places in the Selhurst and Thornton Heath area where there are high levels of deprivation and large numbers of children who would have to travel unacceptably large distances to the south of the borough to attend secondary school. On this basis, we are seeking to make a formal application to the DFE during this academic year, hopefully to meet the March deadline.. We are now looking to build support for this proposal, on the basis of our track record, local partnerships and educational expertise.</p> <p>The Whitehorse Community Centre and The Aztec Centre in Boulogne Road and adjoining grass space provide a suitable footprint for a new secondary school, when seen in conjunction with the existing Crescent site that has the potential to be re-organised. We are seeking to engage Croydon Council, who own these premises. Given the outward facing, community-based vision of our proposals and our unique sponsors, we would embrace the opportunity to support any local community provision through youth and adult provision.</p> <p>We are therefore requesting that Croydon Council make these premises available for free school development.</p>	No change	<p>Whilst the Council is supportive of new secondary schools in the north of the borough the development of one on this site would result in the unacceptable loss of proposed Local Green Space unless there was an element of a land swap with the site of the existing Crescent Primary School and Brit School. This could only be achieved if the proposal was delivered by the Crescent Primary School itself. It is not advisable to allocate a site that could only be delivered by one organisation (in effect a personal allocation). Therefore, it will not be allocated in the Local Plan.</p> <p>However this does not mean that the Council would not consider this proposal if it came forward as a package by the Crescent Primary School and Brit School that did not result overall in the loss of Local Green Space and its functionality in the local area.</p>
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0790/01/140/DM34.6/O	Mr Mathew Frith <i>London Wildlife Trust</i>	Object	Soundness - Justified	DM34.6 119	This site continues to meet the criteria for Metropolitan Open Land designation and inappropriate to allocate the site for a school.	No change	Although the site is in MOL there are no other sites available in the northwest of the borough that could accommodate this proposed use of the site
2657/01/024/DM34.6/O	Rebecca Pullinger <i>CPRE London</i>	Object	Soundness - Effective	DM34.6 119	<p>The more specific site allocations represent a large reduction in the amount of designated and non-designated open space. While we acknowledge the need to build new homes and associated infrastructure such as schools, Croydon's growing population also needs quality open spaces for all the human amenity and ecosystem services which they provide.</p> <p>Our understanding is that this site continues to meet the criteria for Metropolitan Open Land designation and so it is wholly inappropriate to allocate the site for a school. Additionally, the site is relatively inaccessible which would almost certainly lead to increased traffic even with improved public transport. Further efforts should be made to look into other sites. General pressures relating to increasing population should not be cited exceptional circumstance required by National and London Policy to justify building on MOL.</p>	No change	Although the site is in MOL there are no other sites available in the northwest of the borough that could accommodate this proposed use of the site
3526/01/006/DM34.6/O	Linda Stevens	Object	Soundness - Justified	DM34.6 119	<p>I wish to voice my concerns regarding the following:</p> <p>I totally object to any reduction of green space in the borough of Croydon in favour of development.</p>	No change	This site is needed for a primary school as there are no other suitable sites in the north west of the borough. The loss of open space will be minimised through the planning process so that most of the site will remain open.
2634/01/011/DM34.6/C	Charlie Fagan <i>ARK</i>	Comment		DM34.6 157	The site is too small	No change	Comment is noted.
2658/01/001/DM34.6/O	<i>B and Q</i>	Object		DM34.6 314	<p>My client supports the designation of the existing retail floorspace within the area as a Local Centre alongside the objective to improve accessibility by public transport. While we are generally supportive of the development of residential uses in the area, we believe that greater consideration should be given to the suitability of the area for residential purposes given it lies within Flood Zone 2. In addition, my client would not support any proposals that sought the redevelopment of their site or would affect the operation of their store which is of particular concern given the wording included in Table 11.7.</p> <p>The Council should consider the suitability of residential development given that the site is in Flood Zone 2. The site should also not be allocated for redevelopment which may affect the operation of the store.</p>	No change	The proposed use would be for a mixture of residential, retail, healthcare possibly, and community and leisure use. It is considered that any proposed use of this site should not be limited to solely residential or retail use.

2689/01/001/DM34.6/S	Phil Huby Aberdeen Asset Management	Support	DM34.6 334	<p>AAM are the freeholders of Valley Park Leisure Complex and Valley Retail Park. In addition, they acquired the former Stewart Plastics site, to the south of the existing IKEA store, in 2015. The extent of AAM's ownership is shown on the enclosed plan. Clearly, AAM is a significant stakeholder in the Valley Park area, and a key delivery partner. This is the first time that the majority area at Valley Park has been within a single ownership. In addition, AAM are in discussions with other stakeholders in the area, including B&amp;Q PLC and IKEA. The former Stewart Plastics site has been vacant for a number of years, is in poor condition and presents a negative appearance to Purley Way and the wider area. The existing accommodation does not meet modern requirements and the site is subject to multiple physical constraints that influence its future potential. Valley Park and the former Stewart Plastics site has been identified by AAM for additional investment and regeneration potentially as part of a comprehensive approach. Our client is broadly supportive of the Council's longer term aspirations for the potential new Local Centre at Valley Park, including the objective to improve accessibility by a range of transport modes. The redevelopment of the Stewart Plastics site provides, inter alia, an opportunity to deliver a comprehensive transport solution. In any event, AAM are keen to ensure that improvements to the Leisure Complex and Retail Park in the short to medium term, including potentially upgrading the appearance of the units and public realm, can be pursued where this is not incompatible with the longer term objectives. In any event, AAM is keen to engage with the Council at the earliest opportunity to explore the potential of Valley Park including Stewart Plastics.</p>	Site 334 should include the Stewart Plastics site.	No change	Although now in the same ownership Stewarts Plastic is an industrial site which it is considered should be considered separately from Site 334
2634/01/010/DM34.6/C	Charlie Fagan ARK	Comment	DM34.6 452	The site is assigned to another development.	No change	Comment is noted	

0203/01/034/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35	Although the bypass has provided a great relief to the town centre by removing through traffic, the general increase in traffic, the closure of Lion Green car park and other local developments have increased traffic in the town centre and in surrounding roads such as Chipstead Valley Road, Lion Green Road, Portnalls Road, Marlpit Lane and the Brighton Road which are at capacity during the morning and evening peaks and even on Sundays. We are concerned that when the Lion Green development is complete and Cane Hill starts to come on stream these roads will become deadlocked which will not only cause a traffic problem, but will add to the pollution levels in the town centre. It would also increase the danger to pedestrians and other road users	The impact of the proposed developments and the closure of the Lion Green car park on the local road network should be assessed.	No change	The impact of developments already granted planning permission is outside the scope of the Local Plan.
0203/03/025/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35	Leaden Hill: The remaining industrial sites near the town centre are due to be vacated early in 2016. We are of the view that this area should provide a mixture of housing and commercial as this is better suited to the area being next to Coulsdon Town station and is likely to generate more employment than the existing light industrial units.		No change	Leaden Hill is a protected employment site.
0203/03/024/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35	Safer Neighbourhoods Police Teams: They should also be located in the Town Centre so as to integrate better into the local community.		No change	The proposed use is too small to allocate in the Croydon Local Plan: Detailed Policies and Proposals.
0203/03/023/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35	Coulsdon Library: It is essential that the town centre has a library which provides an essential service to the community both for books and for the use of computers for learning and internet connections for those who are unable to have access to modern technology at home.		No change	The library is protected as a community facility.
0203/03/022/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35	Calat Centre: If this is closed the southern car park should be separated from the site and continue to be used as a public car park. The site could be used for other community uses, retail, commercial or housing.		No change	The site has not been allocated in the Croydon Local Plan: Detailed Policies and Proposals as it is an operational community facility and there is a presumption against non-community uses.

0203/03/019/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35	<p>Aldi car park: The Council should work with Aldi to remark the car park to increase the number of spaces, but it should remain with an hour and half free parking for the town centre.</p> <p>On Street Parking : On street parking in Coulsdon Town centre should be consistent and provide sufficient time to enable people to shop and use the business in the town centre such as the chiropodist, dentists, hair dressers, libraries and physiotherapists. This should be 2 hours with 1 hour free with the second hour charged at a reasonable cost.</p>	Not Duly Made	Parking management arrangements are not a planning matter and are not subject of this consultation	
0203/03/015/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35	<p>A Vibrant Town Centre: For a Town Centre to be successful in the 21st century it needs to be a place that is attractive for people to come and just be there, whether they are working, on business, shopping, leisure activities or just meeting other people. To achieve this people need to believe that the centre is safe, secure, friendly, an attractive place to work, visit and live in for the whole age range of the population. The Town Centre has been in steady decline and a state of flux since the closure of Cane Hill Hospital 20 years ago and does not offer the local population what they need from a modern local Town Centre. This started to improve with the coming of Aldi to the town centre and the permission for Cane Hill and a number of residential developments in and near the town centre. As a result a number of small and new businesses started to move into and open up in Coulsdon. Unfortunately this has come to an abrupt halt since the closure of Lion Green car park in July 2015, with the loss of over 150 long term and 40 short term parking places. This has had a major effect on trade in the town with trade falling by anything up to 50% and a number of small outlets closing along with other businesses looking to relocate outside the town.</p>	Calat Centre: We are appreciative of the opening of the Calat centre car park to the public. But with it its narrow entrance and difficult turn from Chipstead Valley it is far from a replacement for Lion Green Road. Planning permission is urgently needed for a new entrance from Woodcote Grove Road. On completion this should become a permanent public car public car park separate from the Calat Centre.	No change	A new entrance to the Calat Centre is not a matter for the Local Plan.

0203/03/011/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35	Health- It is important that there adequate health facilities across the borough including the south of the borough. In addition to the Main hospital and A&E services there should be adequate GP provision across the borough with a number of strategically placed Urgent Care centres across the borough to relieve the pressure on Croydon University Hospital A&E, which should include the recently refurbished "Urgent Care Centre" at Purley. We believe that there should be a local health centre for the use of local GPs in the Coulsdon town centre.		No change	Site 945 has been allocated for healthcare facilities and the Council continues to work with NHS partners to identify future healthcare floorspace requirements.
0203/03/026/DM35/S	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Support	DM35	Ulswater Crescent: We are strongly in favour of this being designated as industrial and were very pleased when Waitrose selected this site for their Dot Com Fulfilment Centre employing over 600 people when fully operational. However, we do feel that where there is a case for local community use, that provides employment and provides services to the local community a change of use should be permitted on a case by case basis.		Not Duly Made	Communit uses are not permitted in this location as set out the Croydon Local Plan: Strategic Policies.
0203/01/041/DM35/O	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Object	DM35	There is need for a small Town Centre garden where people can sit and talk or eat their lunch during the day. This could be behind the library or near the Cane Hill site. It should be constructed in an open style that is attractive, but in a manner so as not to attract undesirable characters.	A site for a small town centre garden should be identified.	No change	The proposed use is too small to be allocated in the Croydon Local Plan: Detailed Policies and Proposals.
0203/01/016/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35	The Safer Neighbourhoods Police Teams should be located in the Town Centre so as to integrate better into the local community.	A site should be identified for this use.	No change	A site for this use would be too small to allocate in the Local Plan.
0203/01/026/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35	We support the use of the remaining space on Leaden Hill for town centre housing, but this must have adequate parking to reflect the number of dwellings as it is in a town centre location in a controlled parking zone.	Any development on Leaden Hill should have adequate parking spaces.	No change	This site is not included in the Croydon Local Plan: Detailed Policies and Proposals.
0203/01/019/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35	The Gateway Business Park adjacent to the bypass is being redeveloped with modern building mainly of glass and metal cladding construction for the vehicle retail. These types of buildings are suitable for the bypass, and have provided significant employment opportunities		No change	Comment is noted.

0203/01/018/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35	We are strongly in favour of Ulswater Crescent being designated as industrial and were very pleased when Waitrose selected this site for their Dot Com Fulfilment Centre employing over 600 people when fully operational. However, we do feel that where there is a case for local community use, that will provide employment on larger scale than the existing uses while providing services to the local community a change of use should be permitted on a case by case basis.	Community uses should be considered for this area in some instances.	Not Duly Made	Community uses are not permitted in this location.
0203/01/017/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35	The remaining industrial sites at Leaden Hill near the town centre are due to be vacated early in 2016. We are of the view that this area should provide a mixture of housing and commercial as this is better suited to the area being next to Coulsdon Town station this is likely to generate a larger employment opportunity than the existing light industrial units and that is in the interest of both the town and Croydon as a whole.	Leaden Hill should be included as a site providing housing and commercial.	No change	Leaden Hill is a protected employment site.
0203/01/015/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35	Coulsdon Library: It is essential that the town centre has a library which provides an essential service to the community both for books and for the use of computers for learning and internet connections for those who are unable to have access to modern technology at home.	The library should be retained.	No change	The library is currently protected as a community facility.
0203/01/011/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35	On street parking in Coulsdon Town centre should be consistent and provide sufficient time to enable people to shop and use the business in the town centre such as the chiropodist, dentists, hair dressers, libraries and physiotherapists. This should be 2 hours with 1 hour free with the second hour charged at a reasonable cost.	On street car parking in Coulsdon should be improved.	No change	This is outside of the scope of the Croydon Local Plan.
0203/01/010/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35	The Council should work with Aldi to remark the car park to increase the number of spaces, but it should remain with an hour and half free parking for the town centre.	Aldi should increase the number of car parking spaces.	No change	This is outside of the scope of the Croydon Local Plan.
0203/01/005/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35	We are appreciative of the opening of the Calat centre car park to the public. But with it its narrow entrance and difficult turn from Chipstead Valley it is far from a replacement for Lion Green Road. Planning permission is urgently needed for a new entrance from Woodcote Grove Road. On completion this should become a permanent public car public car park separate from the Calat Centre.	The CALAT centre should provide a new public car parking and a new entrance should be provided.	No change	The provision of a new entrance to the CALAT centre is not a matter for the Local Plan.

0203/01/050/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35	CIL and 106 Monies from developments in the town centre and on the Cane Hill site should be used to improve local infrastructure in Coulsdon town centre and on improvements that benefit the local community.	CIL and S106 monies from developments in Coulsdon should be used on local infrastructure in Coulsdon town centre.	No change	The assignment of CIL and S106 monies is outside the scope of the Croydon Local Plan.
0203/03/056/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35	Town Centre Garden: There is need for a small Town Centre garden where people can sit and talk or eat their lunch during the day. This could be behind the library or near the Cane Hill site. It should be constructed in an open style that is attractive, but in a manner so as not to attract undesirable characters.		No change	The proposed use is too small to be allocated in the Croydon Local Plan: Detailed Policies and Proposals.
0203/03/034/DM35/S	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Support	DM35	Leaden Hill : We support the use of the remaining space for town centre housing, but this must have adequate parking to reflect the number of dwellings as it is in a town centre location in a controlled parking zone.		No change	Leaden Hill is not an allocation in the Croydon Local Plan: Detailed Policies and Proposals.
0203/01/014/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35	If the Calat Centre is closed the southern car park should be separated from the site and continue to be used as a public car park. The site could be used for other community uses, retail, commercial or housing.	The site should provide a public car park and should also provide community uses, retail, commercial or housing.	No change	The site has not been allocated in the Croydon Local Plan: Detailed Policies and Proposals as it is an operational community facility and there is a presumption against non-community uses.
0203/03/055/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35	Public Parks: Coulsdon has three excellent parks at Coulsdon Memorial Ground Marlpit Lane, Grange Park Old Coulsdon and Rickman Hill Park. Between them they offer a good range of equipment for all ages except the 9-16 year olds. A skate park should be provided at one of the parks for the uses of 9-16 year olds and the best place for this would be Rickman Hill Park. The facilities need to be kept up to date. At Grange Park the children's play area needs to be refreshed and brought up to date.		No change	Improvements to children's play areas are outside the scope of the Croydon Local Plan.
2606/01/006/DM35/O	A&J Mitchell	Object	DM35	We object to this policy		No change	No changes can be made to this policy as a result of this comment as there is no detail as to what is being objected to.

2635/01/020/DM35/O	Paul Sandford <i>Bourne Society</i>	Object	DM35	The CALAT centre in Malcolm Road does not feature in the documents as a site of potential reuse, though its likely closure has been announced by the Council. This site, formerly the original Smitham Primary School, is of heritage significance and the buildings should be adapted to other educational or creative innovation use. The adjacent flint faced building, the original infants school built on land donated by Edmund Byron and with a Bourne Society plaque to that effect (now a day nursery) should be preserved for its present use.		No change	Coulsdon CALAT Centre is not included in the as it is a community facility in use. Any proposals for this site would be considered against policies protecting community facilities.
2761/01/001/DM35/C	Stephen Blackwood	Comment	DM35	I am very concerned that if the Coulsdon Calat Centre on the former Smitham School site were to close, the prime town centre site should be used for housing and retail. It is too good a site not to use to increase the density of population and bring new employment opportunities to the south of the borough. Does its current categorisation in the local plan permit such a change of use? I believe such a change as I suggest must be enabled.	The CALAT site should be allocated for housing and retail if it were to close.	No change	The site has not been allocated in the Croydon Local Plan: Detailed Policies and Proposals as it is an operational community facility and there is a presumption against non-community uses.
2787/01/006/DM35/O	Cllr John Stephenson <i>Reigate and Banstead Borough Co</i>	Object	DM35	Portnalls Road is difficult to discern on the maps included in the Plan, but you should be aware that this runs directly into the heart of Chipstead Village and Coulsdon Lane, which is effectively a single carriageway road in places. This road is already heavily congested in rush hours with school traffic and rat-running to/from J 7 and J 8 of the M25. Local Coulsdon Councillors, RBBC Councillors and MP's are extremely concerned about the cumulative effects of these proposals and believe that a full transport evaluation is required with the possibility of providing an additional access on to the A23 This should include consultation with Surrey Highways because of the impact of such proposals on their road network.	A full transport evaluation of the impact of these sites is required, including consultation with Surrey Highways.	No change	Surrey County Council were formally consulted on the Croydon Local Plan and raised no comments in relation to these sites.
2787/01/002/DM35/O	Cllr John Stephenson <i>Reigate and Banstead Borough Co</i>	Object	DM35	Table 11.8 sets out the proposals for uses of land at specific sites in Coulsdon which are Ref 60, Ref 372, Ref 764, Ref 945 and Ref A329. It would have been helpful to have these proposals identified on a map so that one could see exactly which areas are being proposed.	The site maps should be published.	No change	Maps of these sites were published in the 'Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies-Partial Review (Preferred and Alternative Options) and the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options)' document. The sites have been published on the Proposals Map.

3345/01/007/DM35/O	Rital Patel	Object	DM35	I would like to object.		No change	No change can be made as a result of this comment as it is not detailed enough as to what is being objected to.
3412/01/004/DM35/O	Mrs C McNaughton	Object	DM35	I would like to register my anxieties as regards some of the proposals in the draft "local plan". They are DM35.		No change	No change can be made as a result of this comment because it is not clear as to what is being objected to.
3725/01/005/DM35/O	Mr J Zhang	Object	DM35	I certainly object to the following policies as DM35. We do need a health and green tone with its character.		No change	This comment is not clear enough as to what is being objected to.
0203/03/028/11.060/S	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Support	11.060	Gateway Business Park: This area adjacent to the bypass is being redeveloped with modern building mainly of glass and metal cladding construction for the vehicle retail. These types of buildings are suitable for the bypass, but not for the Town Centre. We have supported the construction of these buildings and the car sales outlets that they have attracted		Welcome support	
0203/03/014/DM35/O	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Object	DM35 372	A Vibrant Town Centre: For a Town Centre to be successful in the 21st century it needs to be a place that is attractive for people to come and just be there, whether they are working, on business, shopping, leisure activities or just meeting other people. To achieve this people need to believe that the centre is safe, secure, friendly, an attractive place to work, visit and live in for the whole age range of the population. The Town Centre has been in steady decline and a state of flux since the closure of Cane Hill Hospital 20 years ago and does not offer the local population what they need from a modern local Town Centre. This started to improve with the coming of Aldi to the town centre and the permission for Cane Hill and a number of residential developments in and near the town centre. As a result a number of small and new businesses started to move into and open up in Coulsdon. Unfortunately this has come to an abrupt halt since the closure of Lion Green car park in July 2015, with the loss of over 150 long term and 40 short term parking places. This has had a major effect on trade in the town with trade falling by anything up to 50% and a number of small outlets closing along with other businesses looking to relocate outside the town.	Lion Green: It is clear from the experience of the closure of Lion Green car park that a district centre like Coulsdon cannot compete with other local district centres without a public car park. The loss of Lion Green is severely undermining the town centre.	Change	The site will be allocated for "mixed use development comprising leisure, community facilities and retention of car parking spaces. Retail so long as the current planning permission is extant".

0203/01/012/DM35/O	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Object	DM35 372	If the Waitrose development does not go ahead the site should be returned as a car park and a recycling centre.	This site should be used as a car park and recycling centre.	Change	The site will be allocated for "mixed use development comprising leisure, community facilities and retention of car parking spaces. Retail so long as the current planning permission is extant".
0203/01/008/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35 372	On completion of the Waitrose Supermarket in Lion Green the car park should provide at least 50 long term parking places.	The car park should provide at least 50 long term parking spaces.	Change	The site will be allocated for "mixed use development comprising leisure, community facilities and retention of car parking spaces. Retail so long as the current planning permission is extant".
0203/01/004/DM35/O	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Object	DM35 372	It is clear from the experience of the closure of Lion Green car park that a district centre like Coulsdon cannot compete with other local district centres without a public car park. The loss of Lion Green is severely undermining the town centre.	The car parking should not be lost.	Change	The site will be allocated for "mixed use development comprising leisure, community facilities and retention of car parking spaces. Retail so long as the current planning permission is extant".
0203/03/017/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35 372	Lion Green Waitrose car park: On completion of the Waitrose Supermarket in Lion Green the car park should provide at least 50 long term parking places.		Change	The site will be allocated for "mixed use development comprising leisure, community facilities and retention of car parking spaces. Retail so long as the current planning permission is extant".
0203/03/020/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35 372	Lion Green Road: If the Waitrose development does not go ahead the site should be returned as a car park and a recycling centre.		Change	The site will be allocated for "mixed use development comprising leisure, community facilities and retention of car parking spaces. Retail so long as the current planning permission is extant".
0535/01/017/DM35/O	Mr Peter Morgan	Object	DM35 372	Objects to the uses identified for the site - this site should be specified for retail and public car parking.		Change	The site will be allocated for "mixed use development comprising leisure, community facilities and retention of car parking spaces. Retail so long as the current planning permission is extant".

2716/01/002/DM35/O	Peter Jarvis Chipstead Residents' Association	Object	Soundness - Effective	DM35 372	I note (page 240) that "Should the planning permission expire retail use would cease to be an acceptable use on this site" and that "there are a number of issues that need to be overcome before the site can be developed." I assume that one of these issues is that Option 1 (and possibly Option 2) will fail to comply with Policy DM 27 (1b and 1c). I note, in any event, that the phasing for this development is 2021-2026 and so I assume that in the meantime the car park will be re-opened	Change	The site will be allocated for "mixed use development comprising leisure, community facilities and retention of car parking spaces. Retail so long as the current planning permission is extant".
2780/01/001/DM35/O	Graham Dyke	Object	Soundness - Effective	DM35 372	I live in Coulsdon and wish to strongly object about the constant developments taking place without adequate parking being provided. Coulsdon where I have lived for 60 yrs is a shambles parking wise and is rapidly becoming a total dump.. The closure of the Lion green park without any new parking is absurd. As a result many people including myself are unable to use Coulsdon as much as we want to as there simply is nowhere to park as all the street parking is always occupied and Aldi is only for 90 mins which is far too little and that park is already always full anyway with queues into the road a lot of the time blocking any through traffic. Coulsdon is basically full even before we have the absurd Cane Hill development which no one wants. After that opens parking will be even worse as people will still want to use their cars to go to the bigger shops in Coulsdon. The development of the Lion Green Road car park area is ok in theory but without at least as many places to park as there is now it will make things even worse. I can never eat out in Coulsdon now as even in the evenings there is nowhere to park now so I go elsewhere. Do you really want the legacy of this Labour Council to be that you effectively destroyed the small businesses in Coulsdon and drove the shoppers to other areas because that's what it will be unless we have more parking and now. The cost of parking in Coulsdon and Croydon is a joke. Are you aware that it's possible to park in Lewes in Sussex for 1.50 for 8 hrs and surprise surprise the shops are thriving and very few empty ones unlike Coulsdon. What is it about providing car parks that is so difficult to solve? Without them Coulsdon will die as a shopping center but maybe that's what you want so all the shops can be turned into dwellings.	Change	The Lion Green Road car park site now refers to car parking spaces and will be allocated for "mixed use development comprising leisure, community facilities and retention of car parking spaces. Retail so long as the current planning permission is extant".

2787/01/004/DM35/O	Cllr John Stephenson <i>Reigate and Banstead Borough Co</i>	Object		DM35 372	With particular reference to the above items Ref 60, 372 and 764 above, it has already been noted that there is traffic congestion in the area. The above proposals are most likely to make this considerably worse, but I have not been able to find any reference to how this will be resolved.	The Plan should make clear how traffic congestion as a result of these sites will be resolved.	No change	Planning permission for this site has already been granted which would have included an assessment of the transport impacts. If another application is submitted for this site then it will be assessed against the relevant policies in the Local Plan.
2787/01/007/DM35/C	Cllr John Stephenson <i>Reigate and Banstead Borough Co</i>	Comment		DM35 372	The Lion Green Road car park has already closed, causing considerable inconvenience to long term users of Coulsdon Town Centre and commuters. It seems that Croydon has taken a parochial view by closing this car park with inadequate alternatives. It may be desirable to encourage cycling and public transport. But the reality is that, in this area, cars are the predominant form of transport. Closure of the car park has made the use of Coulsdon South station more difficult and diverted commuters to other stations such as Chipstead and Purley, which also have inadequate facilities.		Change	The site will be allocated for "mixed use development comprising leisure, community facilities and retention of car parking spaces. Retail so long as the current planning permission is extant".
2853/01/002/DM35/C	Gill Hickson <i>Coulsdon Liberal Democrats</i>	Comment	Soundness - Effective	DM35 372	You apparently have a consultation going on with businesses and residents and if its anything like the previous Tory Councils consultancy regarding Cane Hill and Lion Green Car Park, we will all be wasting our breadth. As chair of Coulsdon Lib Dems, a committee member of East Coulsdon Residents Assoc. and as a resident, I have already objected to the size, lack of infrastructure, lack of southern exit, overuse of green belt, etc, regarding Cane Hill and the lack of parking and bad road management regarding Lion Green car park.		Change	The site will be allocated for "mixed use development comprising leisure, community facilities and retention of car parking spaces. Retail so long as the current planning permission is extant".

3036/01/004/DM35/O	Mrs Sally Justice	Object	DM35 372	<p>Thanks to Tesco we can park there for up to 3 hours, but of course seem people can't walk very far as parking nearer to the shops is impossible, we don't need more residential properties in Purley which would bring more car park problems plus many other overloads of local resources.</p> <p>A new superstore Coulsdon Waitrose is frankly absurd, they already have a nice store where you can walk around easily and not far as with superstores, again think of the elderly and disabled. One Waitrose, Aldi and Tesco Metro all compliment each other. The huge pavement outside Aldi is causing huge traffic jams now so I would hope you sort this out before any further building works take place, just wait until Cane Hill is sorted this will cause even more problems for you, surely best to sort this all out now? A left hand turn into Aldi would help once the pavement is reduced which I am sure many people have already suggested to you.</p> <p>I go running in Lloyd Park and Coombe Woods where many families go after school and at the weekend. It is a lovely quiet friendly area, plenty don't let the gypsies in, they already have made huge problems for residents in those areas before.</p> <p>Finally I do like to go to Sanderstead where you can find smaller shops and easy parking. This would all be lost if another superstore was built, there is Aldi in Selsdon and Coulsdon surely this is enough?</p>	Change	The site will be allocated for "mixed use development comprising leisure, community facilities and retention of car parking spaces. Retail so long as the current planning permission is extant".
3162/01/017/DM35/O	Mr Joe Toner	Object	DM35 372	I would like to voice my object to the following plan DM35.	Change	The site will be allocated for "mixed use development comprising leisure, community facilities and retention of car parking spaces. Retail so long as the current planning permission is extant".
4078/01/008/DM35/O	Mr & Mrs Belsey	Object	DM35 372	The new waitrose site in Coulsdon MUST have ample parking, due to the terrible problems that are there at the moment.	Change	The site will be allocated for "mixed use development comprising leisure, community facilities and retention of car parking spaces. Retail so long as the current planning permission is extant".
0203/01/038/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35 60	At present, footpath 744 across the site is open to the public, and as work is completed on the site previous and new footpaths should be opened to the public to enable them to enjoy Green Belt and wild life	New footpaths should be opened up within the development to allow the public to enjoy the Green Belt. No change	The provision of public footpaths on the site is not a matter for the Local Plan.

0203/01/035/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35 60	We are of the view that the best solution to this will be to provide Cane Hill with an exit direct onto the A23 Coulsdon bypass. This clearly would reduce future traffic congestion in the town centre and on local roads as the transport Study into Cane Hill clearly showed that 60% of traffic from Cane Hill will want access to the A23, north and southbound and this would take this traffic out of the town centre and local roads. The Council should work with Barratt Homes and TfL to provide a direct access from Cane Hill to the A23 Coulsdon bypass.	The Council should work with the developer and TfL to provide a direct access from Cane Hill to the A23 Coulsdon bypass.	No change	The provision of a direct access from Cane Hill is not a matter for the Local Plan.
0203/03/032/DM35/S	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Support	DM35 60	Access: We still strongly support a direct exit from Cane Hill on to the Coulsdon Bypass to allow access to the site and any school without the need to drive through the town centre. The Cane Hill transport report clearly shows that 60% of the traffic from Cane Hill would wish to access the A23 north and southbound and this would be best undertaken by a direct access on to the bypass in order not to add traffic to the already crowded town centre and local roads		No change	The provision of a direct access from Cane Hill is not a matter for the Local Plan.
0203/01/007/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35 60	We are of the view a temporary car park should be created on Cane Hill until the Lion Green Road site has been completed.	Cane Hill should include a temporary car park.	No change	The provision of a temporary car park on the site is not a matter for the Local Plan.
0203/03/031/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35 60	Cane Hill : We welcome the development on Cane Hill and the way it will be linked into the town. However, we have concerns of the volume of larger houses compared to those of smaller two and one bedroom units and this should be re-examined as part of detailed planning for phases 3 and 4. We are concerned that an adequate mix of housing that the existing population will not be able to afford to live here and will have to move away. While the new properties will be filled with new comers to the area and this leads to an unstable population.		No change	The mix of homes by size will be assessed against SP2.5 and DM1 due to the need for more larger homes in the borough.

0203/03/043/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35 60	Public transport Bus and Coach : Coulsdon has a National Express coach route, 4 trunk bus routes linking Coulsdon to Croydon, Banstead and Redhill, a night bus to Croydon and London and 3 local bus routes to Purley, Kenley, Wallington and Whyteleafe. A bus service is planned for the new Cane Hill development. However, from July National Express reduced the National Express route from 15 buses per day to one. Although there is good bus coverage on the main roads there are still a number of places un-served. This includes the Tollers Lane estate, which is classified as a deprived area and has a large number of older people flats and housing and is the only part of Coulsdon that does not have a bus service and is over half a mile to the nearest stop and three quarters of mile from a stop for a bus to Coulsdon.		No change	Comment is noted.
0203/03/046/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35 60	We are concerned that when the Lion Green development is complete and Cane Hill starts to come on stream these roads will become deadlocked which will not only cause a traffic problem, but will add to the pollution levels in the town centre. It would also increase the danger to pedestrians and other road users. Access to the A23 Bypass: We are of the view that the best solution to this will be to provide Cane Hill with an exit direct onto the A23 Coulsdon bypass. This clearly would reduce future traffic congestion in the town centre and on local roads as the transport Study into Cane Hill clearly showed that 60% of traffic from Cane Hill will want access to the A23, north and southbound and this would take this traffic out of the town centre and local roads. The Council should work with Barratt Homes and TfL to provide a direct access from Cane Hill to the A23 Coulsdon bypass		No change	The provision of a direct access from Cane Hill is not a matter for the Local Plan.
0203/01/023/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35 60	We still strongly support a direct exit from Cane Hill on to the Coulsdon Bypass to allow access to the site and any school without the need to drive through the town centre. The Cane Hill transport report clearly shows that 60% of the traffic from Cane Hill would wish to access the A23 north and southbound and this would be best undertaken by a direct access on to the bypass in order not to add traffic to the already crowded town centre and local roads.	There should be a direct exit from Cane Hill onto the Coulsdon Bypass.	No change	The provision of a direct access from Cane Hill is not a matter for the Local Plan.

0203/01/022/DM35/O	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Object		DM35 60	We welcome the development on Cane Hill and the way it will be linked into the town. However, we have concerns of the volume of larger houses compared to those of smaller two and one bedroom units and this should be re-examined as part of detailed planning for phases 3 and 4. We are concerned that without an adequate mix of housing that the existing population will not be able to afford to live here and will have to move away.	The development should provide a greater number of one and two bedroom homes.	No change	The mix of homes by size would be assessed against SP2.5 and DM1 due to the need for larger homes in the borough.
0790/01/141/DM35/O	Mr Mathew Frith <i>London Wildlife Trust</i>	Object	Soundness - Justified	DM35 60	We recognise this site has nature conservation interests and still meets Green Belt criteria, despite permission granted to build housing. Potential further encroachment on adjacent greenspace should be strongly resisted.		No change	The development of this site is limited to what has been granted permission.
2657/01/025/DM35/O	Rebecca Pullinger <i>CPRE London</i>	Object	Soundness - Effective	DM35 60	The more specific site allocations represent a large reduction in the amount of designated and non-designated open space. While we acknowledge the need to build new homes and associated infrastructure such as schools, Croydon's growing population also needs quality open spaces for all the human amenity and ecosystem services which they provide. The application for the development of 650 homes was initially approved in 2013 despite the site continuing to meet Green Belt criteria. As Barrett Homes and David Wilson Homes look to consult on future phases of the development the Council should ensure that the development represents an example of high quality, high density housing can work with good quality open spaces. Provisions must also be made to ensure that any associated infrastructure does not further encroach on Croydon's Open spaces.		No change	As a previously developed site in the Green Belt development will continue to be limited to the area which currently benefits from planning permission.

2716/01/003/DM35/O	Peter Jarvis <i>Chipstead Residents' Association</i>	Object	Soundness - Effective DM35 60	<p>I note Option 1b of Policy DM27 and agree that developments should not have a detrimental impact on highway safety for pedestrians, cyclists, public transport users and private vehicles.</p> <p>I note also Option 1c of Policy DM27 and agree that developments should not have a severe impact on the transport networks local to the site. The proposed developments in Coulsdon (Ref 60, 372 and 764) will have a detrimental impact on highway safety and a severe impact on the local transport network and therefore do not comply with proposed Policy DM27.</p> <p>I note (page 238) that "...there are a number of issues that need to be overcome before the site can be developed." I assume that one of these is the issue of access and, in this regard, I would point out that the elected representatives for Chipstead and Coulsdon have all called for direct access to be provided between the development and the A23.</p>	No change	This site has planning permission already and so Policy DM27 is unlikely to be applied to the site.	
2747/01/005/DM35/O	<i>Barratt Homes</i>	Object	DM35 60	<p>Policy DM35: Coulsdon Option 1 is misleading and should be amended. The Option fails to refer to planning permission 13-02527-P which is a live planning permission, which has been implemented and is under construction. It is incorrect to state that "there are a number of issues that need to be overcome before the site can be developed". This text should be removed. Planning permission 13-02527-P demonstrates exceptional circumstances why development in the Green Belt is acceptable and these circumstances should be referenced within the allocation. The planning permission does not include the need for a "new community, health and education facilities". Indeed as part of the planning application local needs were assessed and these facilities were not required. It is unclear why they are now proposed.</p>	<p>The phrase "there are a number of issues that need to be overcome before the site can be developed" should be removed. The site does also not need to provide new community, health and education facilities.</p>	Change	The status of the site will be changed to reflect that it is under construction and that clearly there are no longer any issues that need to be overcome before the site can be developed.
2787/01/003/DM35/O	Cllr John Stephenson <i>Reigate and Banstead Borough Co</i>	Object	DM35 60	<p>With particular reference to the above items Ref 60, 372 and 764 above, it has already been noted that there is traffic congestion in the area. The above proposals are most likely to make this considerably worse, but I have not been able to find any reference to how this will be resolved.</p>	<p>The Plan should make clear how traffic congestion as a result of these sites will be resolved.</p>	No change	Transport for London have advised that as a whole the road network of the borough can cope with the planned levels of development subject to the improvements they have already planned. Any site specific mitigation will have to be funded by developers as part of the development of their site.

2853/01/001/DM35/C	Gill Hickson <i>Coulsdon Liberal Democrats</i>	Comment	Soundness - Effective	DM35 60	<p>You apparently have a consultation going on with businesses and residents and if its anything like the previous Tory Councils consultancy regarding Cane Hill and Lion Green Car Park, we will all be wasting our breadth.</p> <p>As chair of Coulsdon Lib Dems, a committee member of East Coulsdon Residents Assoc. and as a resident, I have already objected to the size, lack of infrastructure, lack of southern exit, overuse of green belt, etc, regarding Cane Hill and the lack of parking and bad road management regarding Lion Green car park.</p>	No change	<p>The provision of public footpaths on the site is not a matter for the Local Plan. This site is a key site in Croydon that is a previously developed site in the Green Belt that helps to meet the need for new homes in Croydon, a need that cannot be fully met by previously developed land outside of Green Belt. It is under construction but not all the site has full planning consent (only the parts that are under construction) so it will remain allocated in the Local Plan.</p>
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3044/01/001/DM35/O	Mr Scott Freeman	Object	Soundness - Justified	DM35 60	<p>The irony of this email is that the previous Conservative Council voted to build far too many houses on 207 acres of green belt land on the Cane Hill site; there was no need for it as there are plenty of brownfield sites across Croydon that could have been used.....something that you mention in your email, but of course not in connection with the Cane Hill development which you have supported. And now you complain politically against Labour for whatever they are doing, albeit that I gather it has been suggested that have broken manifesto promises (doesn't everyone?). For the record, I consider the current council at fault also in that they have not reversed the decision on Cane Hill when they had the chance; please note that this is not a political comment as I am not someone who supports anyone politically.</p> <p>With due respect, I feel you need to act on stopping the Cane Hill development as it stands. In addition, pressure on the road issue, and to insist with them that they work with the local community group (which I am part of) who want to do something with the chapel. We had meetings with Barratt many months ago, but they appear to have done what we expected, and looked towards a more financially rewarding return for them, rather than enable a community group to be part of the development.</p> <p>It just shows what we all knew, which was that they never had any intention of working with the community, as is always claimed to try and instil the feel good factor to the development. I recall your predecessor warning off a colleague of mine by telling him to "stay out because big bucks were involved" – which says everything I think! This development has all been pushed on us as a community in a way that shows that money was always going to override what was right, and that anyone benefitting was going to show little regard for what it is going to do to the town of Coulsdon.</p> <p>I would like to think that you can right at least some of the wrongs done to our town re Cane Hill and prove that you really are serious about what you write in this email.</p>	No change	<p>This site is a key site in Croydon that is a previously developed site in the Green Belt that helps to meet the need for new homes in Croydon, a need that cannot be fully met by previously developed land outside of Green Belt. It is under construction but not all the site has full planning consent (only the parts that are under construction) so it will remain allocated in the Local Plan.</p>
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3162/01/018/DM35/O	Mr Joe Toner	Object	Soundness - Justified	DM35 60	<p>I would like to voice my object to the following plan DM35.</p>	No change	<p>The objection is not substantiated, (no reason given), so the Council is unable to respond.</p>
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0203/03/041/DM35/O	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Object	DM35 764	<p>New School: The Cane Hill site plans propose a new senior school in Portnalls Road Coulsdon. We believe this would be the wrong location as the Cane Hill development already has permission to build houses on this part of the site. However, we do believe that there is room at the southern end of the Cane Hill site for a smaller two form entry primary school with entry from the Cane Hill site rather than Portnalls Road. This would provide relief for the existing local schools and reduce the need for extra class rooms.</p> <p>This would have a number of advantages. Not only would it provide a local school for Cane Hill and other local children. It would have less effect on traffic in Portnalls Road. The Cane Hill development will have public transport and this would provide reverse peak flow from Coulsdon Town centre and locations north of the town. It would be in a much more desirable location for the children from a health and environmental situation than the other proposed location in the plan.</p> <p>Access : A direct exit from Cane Hill on to the A23 Coulsdon Bypass would allow access to the site and school without the need to drive through the town centre.</p>	No change	The site has been identified to meet the need for secondary school places in the borough.	
0203/01/029/DM35/O	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Object	DM35 764	<p>The Cane Hill site plans propose a new senior school in Portnalls Road Coulsdon. We believe this would be the wrong location as the Cane Hill development already has permission to build houses on this part of the site. However, we do believe that there is room at the southern end of the Cane Hill site for a smaller two form entry primary school with entry from the Cane Hill site rather than Portnalls Road. This would provide relief for the existing local schools and reduce the need for extra class rooms. This would have a number of advantages. Not only would it provide a local school for Cane Hill and other local children. It would have less effect on traffic in Portnalls Road. The Cane Hill development will have public transport and this would provide reverse peak flow from Coulsdon Town centre and locations north of the town. It would be in a much more desirable location for the children from a health and environmental situation than the other proposed location in the plan.</p>	This site is not suitable for a secondary school. A new 2FE primary school should be provided at the southern end of Cane Hill instead.	No change	The site has been identified to meet the need for secondary school places in the borough.

0790/01/142/DM35/O	Mr Mathew Frith <i>London Wildlife Trust</i>	Object	Soundness - Justified DM35 764	Policy SP7 does not reflect the fact that part of the site here is proposed for de-designation from the Green Belt: none of the sites in SP7 are linked to Portnalls Road. Given the adjacent Cane Hill housing development we urge the Council to protect this open space and enhance it for the use by new residents, through designating it as MOL.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to existing bus routes and therefore is capable of serving a wide area of the borough, in particular the south. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
1917/01/001/DM35/O	Andy and Kate Lawrence	Object	DM35 764	I refer to the proposed secondary school to be built on green belt land adjacent to Portnalls road Coulsdon. Firstly there are already two schools situated at the bottom of Portnalls road one of which is about to be increased in size. Already we have appalling traffic problems twice a day about to be exacerbated by the secondary exit from the Cane Hill development on to Portnalls road. Secondly the construction problems associated with a school of this size with no obvious access to playing fields on a hill side would be immense. Thirdly surely there is no sense in A Grammar school which we imagine is intended to benefit the whole borough on the Surrey border. Are you intending to bus children from Norbury and Thornton heath to Coulsdon every day. Forthley it would be a shame to take away the little bit of green space surrounding the existing two schools which at various public enquiries we were assured would not be built on.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to existing bus routes and therefore is capable of serving a wide area of the borough, in particular the south. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2608/01/001/DM35/S	Jonathan Wilden WCGS Academy Trust	Support	DM35 764	<p>The WCGS Academy Trust would like to register an interest in the following site in response to Croydon's Local Plan. (site number 764)</p> <p>The preferred option stated in the Local Plan is for a 'secondary school'. We feel that this is the most appropriate use to enable Croydon to meet its strategic objectives. We would like to register an interest in the 'preferred option' which is for a secondary school.</p> <p>Our reasons for this are that Croydon seeks to provide a diverse educational offer for families across the borough. There is a basic need for more school places. By allowing a school to be built on this site Croydon will be able to meet local demand and offer the correct number of school places.</p> <p>In contrast to the Free School that WCGS Academy Trust hopes to develop on site number 662 the Trust would like to express an interest in developing an Annex or Satellite School for its existing Selective School which is based in Sutton. This is permitted under the right for every school to expand.</p>	<p>With the support of the Educational Funding Agency (EFA), the Department for Education (DfE) and Croydon Council a new 'selective' annex for Wallington County Grammar School can be delivered by 2020</p> <p>We believe the phasing of development should be to open the school in 2020 rather than the phased development of post 2026 as suggested in the Local Plan. Our strategic objectives include bringing an aspirational educational offer to Croydon. This will provide families with a diverse educational offer which includes selective education. We aim to provide opportunities for all young people to reach their personal best.</p>	Welcome support
2634/01/004/DM35/C	Charlie Fagan ARK	Comment	DM35 764	The site does not meet Ark's demographic criteria.	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to existing bus routes and therefore is capable of serving a wide area of the borough, in particular the south. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>

2657/01/026/DM35/O	Rebecca Pullinger CPRE London	Object	Soundness - Effective 764	DM35	<p>The more specific site allocations represent a large reduction in the amount of designated and non-designated open space. While we acknowledge the need to build new homes and associated infrastructure such as schools, Croydon's growing population also needs quality open spaces for all the human amenity and ecosystem services which they provide.</p> <p>Note: Policy SP7 does not reflect the fact that part of the site here is proposed for de-designation from the Green Belt: none of the sites in SP7 are linked to Portnalls Road. The Council needs to make the proposed de-designation clear to ensure that the consultation is transparent. Given the adjacent Cane Hill housing development we would urge the Council to protect this open space and enhance it for the use by new residents, through designating it as MOL.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to existing bus routes and therefore is capable of serving a wide area of the borough, in particular the south. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
2695/01/009/DM35/C	Cllr Chris Wright London Borough of Croydon	Comment	DM35	764	<p>Page 242 Coulsdon describes the de-designation of Green Belt for a possible Secondary School. Although not in Coulsdon East Ward, concern was expressed about the policy of de-designation and the logistics of a school in that location with regard to transport and suitability.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to existing bus routes and therefore is capable of serving a wide area of the borough, in particular the south. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>

2716/01/004/DM35/O	Peter Jarvis <i>Chipstead Residents' Association</i>	Object	Soundness - Effective DM35 764	<p>I note Option 1b of Policy DM27 and agree that developments should not have a detrimental impact on highway safety for pedestrians, cyclists, public transport users and private vehicles.</p> <p>I note also Option 1c of Policy DM27 and agree that developments should not have a severe impact on the transport networks local to the site. The proposed developments in Coulsdon (Ref 60, 372 and 764) will have a detrimental impact on highway safety and a severe impact on the local transport network and therefore do not comply with proposed Policy DM27.</p> <p>I note (page 242) that the development of a secondary school at this location is envisaged for the period after 2026. It is probable that, by then, traffic on the surrounding road network will have become even more of an issue. In any event, a detailed Transport Assessment, prepared by an independent expert will be required to show that it will not conflict with Policy DM 27 (1b and 1c)</p>	No change	The site has met the criteria for the de-designation of Green Belt and has been identified to meet the need for school places across the borough. Once the school buildings are built the remainder of the site will remain designated as Green Belt. A transport assessment would be required as part of any	
2747/01/006/DM35/O	<i>Barratt Homes</i>	Object	DM35 764	The red line around the site (Site 60) now includes a swathe of land adjacent to Smitham Primary School. This also ties in with the Strategic Policy Allocation for a "secondary school allocated at land west of Cane Hill". It was determined under application 13-02527-P that this land would remain free from development owing to visual impacts across the Green Belt. Its inclusion now should be explained in further detail and with suitable justification, certainly in light of the newly proposed Local Designated Views, Croydon Panoramas and Local Designated Landmarks- LDV14 Local; Designated View From Woodcote Grove Road.	The inclusion of this site allocation needs to be justified.	No change	The evidence base to support this allocation has been published.
2787/01/009/DM35/O	Cllr John Stephenson <i>Reigate and Banstead Borough Co</i>	Object	DM35 764	Items Ref 60, 372, and 945 refer to community, health and leisure facilities. I presume that this is to provide options and trust that they will not be duplicated nor removed entirely. No such facilities are included with the school proposal, but may I suggest that this be considered with some school facilities doubling for community use.	The allocation should include community facilities so that the school facilities can provide a community use.	No change	The comment is noted and a planning permission for a new secondary school could be granted with a community use agreement which would provide community access to the school's facilities, however this would be subject to the details of the individual planning application and the organisation proposing a school development.

2787/01/008/DM35/O	Cllr John Stephenson <i>Reigate and Banstead Borough Co</i>	Object		DM35 764	Subject to demographic data the need for a new secondary school is understandable, but there are already two junior schools on or adjacent to this site. If this is considered to be the best alternative it must have a detailed traffic assessment.	The site requires a detailed traffic assessment if the allocation is to be taken forward.	No change	The site has met the criteria for the de-designation of Green Belt and has been identified to meet the need for school places across the borough. Once the school buildings are built the remainder of the site will remain designated as Green Belt. A transport assessment would be required with any planning
2787/01/005/DM35/O	Cllr John Stephenson <i>Reigate and Banstead Borough Co</i>	Object		DM35 764	With particular reference to the above items Ref 60, 372 and 764 above, it has already been noted that there is traffic congestion in the area. The above proposals are most likely to make this considerably worse, but I have not been able to find any reference to how this will be resolved.	The Plan should make clear how traffic congestion as a result of these sites will be resolved.	No change	The site has met the criteria for the de-designation of Green Belt and has been identified to meet the need for school places across the borough. Once the school buildings are built the remainder of the site will remain designated as Green Belt. A transport assessment would be required with any planning
2981/01/002/DM35/O	Mr & Mrs Jean & Peter Vile	Object	Soundness - Consistent with National	DM35 764	We both agree that we do not want to lose any of our green belt. And the parking in the area is truly so bad especially in Coulsdon.		No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to existing bus routes and therefore is capable of serving a wide area of the borough, in particular the south. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3070/01/003/DM35/O	Christine Denney	Object	Soundness - Consistent with National DM35 764	I should like to protest against the site chosen for gypsy camps and a new secondary school being built on green belt. There must be better sites for them as we must protect our green belt sites.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to existing bus routes and therefore is capable of serving a wide area of the borough, in particular the south. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3074/01/004/DM35/O	Christine Younger	Object	DM35 764	I strongly object to this council building or using Green Belt sites for this and any other purpose. Also high rise flats will upset the balance of the areas. I do accept that we need more housing but these should be build on existing empty or land filled sites.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to existing bus routes and therefore is capable of serving a wide area of the borough, in particular the south. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3162/01/019/DM35/O	Mr Joe Toner	Object	DM35 764	I would like to voice my object to the following plan DM35.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to existing bus routes and therefore is capable of serving a wide area of the borough, in particular the south. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3192/01/001/DM35/O	Mr Steve Simms	Object	DM35 764	i strongly object to any of theses new proposals to build on any green belt land	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to existing bus routes and therefore is capable of serving a wide area of the borough, in particular the south. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3222/01/001/DM35/O	Ruth Woodward	Object	DM35 764	I would like to comment on how something as important as building a Secondary School on green farm land is just posted on a lamp post that if by chance the residents happen to see while passing can become aware of this happening. I feel and object strongly to this happening due to two schools already in the road causing build up of traffic and a times very chaotic. The green land which is disappearing very quickly now due to the large amount of houses already being built will be gone forever spoiling the wildlife and trees.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to existing bus routes and therefore is capable of serving a wide area of the borough, in particular the south. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3416/01/003/DM35/O	C Mortreuil	Object	DM35 764	Croydon is currently running out of space and actually letting more people in through building more flats is putting pressure on our services: we do not have enough schools in the area to cater for all new arrivals. However taking green belt land is a step too far. Similarly a site for travellers with amenities which would prevent them from invading current green spaces is a good idea, but where to put it needs to be sensibly planned and the current proposal in my view is not adequate.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to existing bus routes and therefore is capable of serving a wide area of the borough, in particular the south. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3459/01/003/DM35/O	Ms E Potman	Object	DM35 764	<p>As a mother I know how important it is in this day and age to have open green spaces to go in the city, that are natural, unspoiled, spacious and adventurous. In this fast paced and pressured computer era, children and families and everyone else, need spaces to go to unwind, to re-energise, to connect to the real, living world and to have clean air to breath. With down grading green belt land and woods, we jeopardise the physical and mental health of our children and fellow citizens. We disrespect the need for green spaces for wild life and trees to bring healthy air and a healthy eco-system. If we do not teach our children and everyone else the importance of green in a city, we set a bad precedent for the next generation. If we let money be our main aim, choices like this will become easier and easier made and we would be left with no green at all. The strongest thing that Croydon has going for itself are the green spaces and woods. The green belt had been established for a reason. It is not meant to be touched! It is meant to be preserved for the good of all!</p> <p>Please re- consider your plans and leave the green spaces protected in the green belt. Don't let it be eroded in the name of 'progress'.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to existing bus routes and therefore is capable of serving a wide area of the borough, in particular the south. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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3463/01/005/DM35/O	Ms F Wood	Object	DM35 764	<p>Please do not build on greenbelt areas. There is plenty of space in the empty building in central Croydon and in West Croydon. Spend money on empty land and leave the last green parts of Croydon alone. When those green belt areas are gone so will nature. We are not inner city. We have a history of enjoying our green spaces in Croydon.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to existing bus routes and therefore is capable of serving a wide area of the borough, in particular the south. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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3526/01/009/DM35/O	Linda Stevens	Object	Soundness - Justified DM35 764	I wish to voice my concerns regarding the following:  I totally object to any reduction of green space in the borough of Croydon in favour of development.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to existing bus routes and therefore is capable of serving a wide area of the borough, in particular the south. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3753/01/002/DM35/O	Moyra Ruffell	Object	DM35 764	I am emailing you to express my concerns about Croydon Council's Plans to build houses on some of our precious green spaces, back gardens. I understand that there is a great need for housing in the Croydon area and that the number of homeless people in Croydon is high. However, I need assurance that in providing this need we do not destroy our few remaining green spaces as these are vital to the well-being of our environment and people's health. When I received the information about these proposals from my MP and local residents' association I had been away from home and so have not studied these plans in depth. However, with the information I have I cannot visualize how these proposals would work without destroying the character of the Shirley area and the destruction of our few remaining green areas. In order for me to agree to these proposals I would not only require the assurance that these environmental issues were taken into account but the homes that are planned for were affordable to those who are in need of a home, and that they were of good quality, energy efficient homes. Finally, having lived in Shirley for many years I have seen the increase in traffic which has brought about an increase in air pollution which is detrimental to our health. This is another important factor that has to be borne in mind when increasing the density of the population of the area.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to existing bus routes and therefore is capable of serving a wide area of the borough, in particular the south. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3754/01/002/DM35/O	Myra Rand	Object	DM35 764	I fully oppose the proposals to build on green land.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to existing bus routes and therefore is capable of serving a wide area of the borough, in particular the south. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3857/01/001/DM35/O	Mr Neil Morrison	Object	DM35 764	Please do not build on "Green Belt" There is no necessity for it and our parents had the foresight to develop the legislation please don't soil there good intentions.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to existing bus routes and therefore is capable of serving a wide area of the borough, in particular the south. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3857/02/001/DM35/O	Mr Neil Morrison	Object	DM35 764	<p>We as a nation have maintained the principles of "the Green Belt" since its first inception in 1935 when it was part of a plan devised by the Greater London Regional Planning Committee eventually becoming law by virtue of the Town and Country Planning Act 1947. Recently the Government formerly set out its policies and principles towards green belts in England and Wales in Planning Policy Guidance Note 2: Green Belts, but this planning guidance was superseded by the National Planning Policy Framework (NPPF) in March 2012. Planning Authorities are strongly urged to follow the NPPF's detailed advice when considering whether to permit additional development in the green belt. In the green belt there is a general presumption against inappropriate development, unless very special circumstances can be demonstrated to show that the benefits of the development will outweigh the harm caused to the green belt. The NPPF sets out what would constitute appropriate development in the green belt. I can not find any justifiable cause for allowing building on any "Green Belt" having viewed Gavin Barwell's email on the matter. This series of developments cannot seriously be described as "Appropriate Development" under any circumstances. Please do not build on land which we, as a nation, have preserved for future generations</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to existing bus routes and therefore is capable of serving a wide area of the borough, in particular the south. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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3930/01/002/DM35/O	Mr & Mrs Shutter	Object	DM35 764	<p>The de-designation of Green belt land and Metropolitan Open land for building is quite frankly the sort of policy which is incredibly short-sighted; the green belt was put in place to provide open space for local residents, not to provide cheap building land for development</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to existing bus routes and therefore is capable of serving a wide area of the borough, in particular the south. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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4006/00/001/DM35/C	Mr R Douglas	Comment	Soundness - Justified	DM35 764	Please can you provide further details regarding the proposed secondary school development in Portnalls Road Coulsdon Ref 764.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to existing bus routes and therefore is capable of serving a wide area of the borough, in particular the south. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4022/01/004/DM35/O	Mr & Mrs Ewin	Object	Soundness - Justified	DM35 764	Objection to Croydon Council's proposal to provide sites for travellers & the building of houses, etc on green land in Shirley & other areas.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to existing bus routes and therefore is capable of serving a wide area of the borough, in particular the south. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4099/01/007/DM35/O	Vivienne Murray	Object	DM35 764	We need more housing further out from Croydon and surrounding we are already becoming overcrowded - don't spoil our landscapes by building on Green Belt land.		No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to existing bus routes and therefore is capable of serving a wide area of the borough, in particular the south. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
0203/03/021/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35 945	The existing Waitrose Building: If it becomes vacant this should be used for retail, education, medical centre and a public car park.		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
0203/01/013/DM35/O	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Object	DM35 945	If it becomes vacant this should be used for retail, education, medical centre and a public car park.	This site should be used for retail, education, medical centre and a public car park.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
0203/01/009/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM35 945	When Waitrose vacate the existing site in Brighton Road the Council should take over the existing car park in Malcolm Road and use it as a public car park providing off-street parking for the north of the town.	The Waitrose car park should provide free car parking.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.

0203/03/018/DM35/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment		DM35 945	Existing Waitrose car park Malcolm Road: When Waitrose vacate the existing site in Brighton Road the Council should take over the existing car park in Malcolm Road and use it as a public car park providing off-street parking for the north of the town.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
0535/01/018/DM35/O	Mr Peter Morgan	Object		DM35 945	This site should have preferred uses as retail / commercial / industrial and as public car parking. There should be an accompanying statement asserting that Coulsdon is blighted by lack of car parking, and very much needs more public car parking, and this would be an obvious locations to help redress this serious deficit. It should also state that more employment and services is a better use than retail.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
0538/01/002/DM35/O	Mr Adrian Britton	Object	Soundness - Effective	DM35 945	The Waitrose site should show the preferred use as public car parking and, if required by the NHS, health care facilities.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
1788/01/012/DM35/O	Alice Desira	Object	Soundness - Effective	DM35 945	Policy DM35, Table 11.8, Site 945 (p146) is the current Waitrose on Brighton Road, which will close when the new one on Lion Green road opens. The plan contemplates residential and healthcare uses, but I believe that ground floor retail should be allowed as well as potentially healthcare, and require as many public car parking spaces as there are currently on the site. The parking is especially important given the current parking problems in Coulsdon.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.

1797/01/010/DM35/O	Andrea Telman	Object		DM35 945	I totally disagree to the following planning applications which would spoil the character of our local environment and threaten our green belt. I choose to live in an area that is peaceful and quiet and resent the changes that are being forced upon me. In the spirit of true democracy I wish to make clear my objection to the following developments - Policy DM2 (p18); Policy DM40.1 (p166); Policy 40.4, Table 11.3, Site 30 (p168); Policy 40.4, Table 11.3, Site 61 (p168); Policy DM41.3, Table 11.14, site 306 (p171); Policy DM44.2, Table 11.17, site 661 (p179); Policy DM44.2, Table 11.17, site 662 (p179); Policy DM28 (p115-116); Policy DM35, Table 11.8, Site 945 (p146); and Policy DM31.4 (p126)		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
1800/01/009/DM35/O	Carly Litchfield	Object		DM35 945	Ground floor retail should be allowed as well as potentially healthcare, and require as many public car parking spaces as there are currently on the site. The parking is especially important given the current parking problems in Coulsdon.		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
1829/01/011/DM35/O	Christine Cafferkey	Object	Soundness - Effective	DM35 945	Policy DM35, Table 11.8, Site 945 (p146) is the current Waitrose on Brighton Road, which will close when the new one on Lion Green road opens. The plan contemplates residential and healthcare uses.	I believe that ground floor retail should be allowed as well as potentially healthcare, and require as many public car parking spaces as there are currently on the site. The parking is especially important given the current parking problems in Coulsdon.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
1843/01/010/DM35/O	Mrs A L Winkley	Object		DM35 945	I object DM35 table 118 site 945		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.

1853/01/010/DM35/O	Brian Matthews	Object	DM35 945	Policy DM35, Table 11.8, Site 945 (p146) The plan contemplates residential and healthcare uses. Ground floor retail should be allowed as well as potentially healthcare, and any development should require as many public car parking spaces as there are currently on the site. The parking is especially important given the current parking problems in Coulsdon.		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
1856/01/007/DM35/C	Chris Sleight		DM35 945	Following the parking problems caused in Coulsdon by the council's mismanagement of development and developers, the soon-to-be-old Waitrose site is critical. There must be at least as many public parking spaces available in its new life as are currently available.		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
1864/01/001/DM35/O	Clive Offley	Object	DM35 945	I have strong objections and would like my objection to be considered before any decisions are made: Policy DM35, Table 11.8, Site 945 (p146) refers to the old Waitrose site which will become vacant once the new site is completed in Lion green road . The proposed use is to change it to residential and healthcare. The objection that I have to this is that currently it is the only car park available at the north end of Coulsdon and there is already a dire car parking problem in Coulsdon which prevents people from just parking for an hour to visit the local shops. This is in turn holding back the development of the town centre and will only get worse with the large residential development on Cane Hill as all these residents will want to park in the town for a short period. This area or at least half of it must be reserved for short term parking for the town centre.	This area or at least half of it must be reserved for short term parking for the town centre.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
1887/01/008/DM35/O	David Osland	Object	DM35 945	Policy DM35, Table 11.8, Site 945 (p146) is the current Waitrose on Brighton Road, which will close when the new one on Lion Green road opens. The plan contemplates residential and healthcare uses, but I believe that ground floor retail should be allowed as well as potentially healthcare, and require as many public car parking spaces as there are currently on the site. The parking is especially important given the current parking problems in Coulsdon.		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.

1892/01/007/DM35/O	Dennis Carter	Object		DM35 945		No change	The objection is noted but as there is no further information substantiating it no amendments the policy can be made as the basis for the objection is not known.	
1894/01/010/DM35/O	Mr & Mrs Derek & Sue Reeves	Object		DM35 945	We would make the following objections to the proposed Draft Local Plan which is a poorly disguised attack on the southern part of the Borough  Policy DM 35, table 11.8, Site 945	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.	
1900/01/006/DM35/O	Dr S Mohiud-din	Object		DM35 945	Coulsdon Town centre – Current Waitrose Site  Policy DM35, Table 11.8, Site 945 (p146) is the current Waitrose on Brighton Road, which will close when the new one on Lion Green road opens. The plan contemplates residential and healthcare uses, but I believe that ground floor retail should be allowed as well as potentially healthcare, and require as many public car parking spaces as there are currently on the site. The parking is especially important given the current parking problems in Coulsdon.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.	
1916/01/012/DM35/C	Andrew Hird	Comment		DM35 945	Coulsdon Town centre – Current Waitrose Site Policy DM35, Table 11.8, Site 945 (p146) is the current Waitrose on Brighton Road, which will close when the new one on Lion Green road opens. The plan contemplates residential and healthcare uses, but ground floor retail should be allowed as well as potentially healthcare, and require as many public car parking spaces as there are currently on the site. The parking is especially important given the current parking problems in Coulsdon.	The plan contemplates residential and healthcare uses, but ground floor retail should be allowed as well as potentially healthcare, and require as many public car parking spaces as there are currently on the site. The parking is especially important given the current parking problems in Coulsdon.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
1926/02/007/DM35/O	Councillor Luke Clancy	Object	Soundness - Effective	DM35 945	Site 945, Waitrose, 110-112 Brighton Road. Details residential and healthcare uses. Ground floor retail should be allowed with a requirement to maintain as many public car parking spaces as there are currently on the site;	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.	

1926/01/030/DM35/O	Councillor Luke Clancy	Object	Soundness - Effective	DM35 945	Site 945, Waitrose, 110-112 Brighton Road. Details residential and healthcare uses.	Ground floor retail should be allowed with a requirement to maintain as many public car parking spaces as there are currently on the site.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
1951/01/005/DM35/O	Councillor Steve Hollands	Object		DM35 945	Policy DM35, Table 11.8, Site 945 (p146) It is essential to the future success of Coulsdon town centre that the current level of parking for the public at the present Waitrose site on Brighton Road remains similar to the current number given the parking problems in Coulsdon.	It is essential to the future success of Coulsdon town centre that the current level of parking for the public at the present Waitrose site on Brighton Road remains similar to the current number given the parking problems in Coulsdon.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
2056/01/015/DM35/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment		DM35 945	Site 945, Waitrose, 110-112 Brighton Road. Details residential and healthcare uses. Ground floor retail should be allowed with a requirement to maintain as many public car parking spaces as there are currently on the site;		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
2062/01/030/DM35/O	Councillor Jason Perry <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM35 945	Site 945, Waitrose, 110-112 Brighton Road. Details residential and healthcare uses.	Ground floor retail should be allowed with a requirement to maintain as many public car parking spaces as there are currently on the site.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
2071/01/030/DM35/O	Councillor Mario Creatura <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM35 945	Site 945, Waitrose, 110-112 Brighton Road. Details residential and healthcare uses.	Ground floor retail should be allowed with a requirement to maintain as many public car parking spaces as there are currently on the site.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.

2093/09/001/DM35/O	Lorraine Pond	Object	DM35 945	Policy DM35, table 11.8, site 945 I feel the plan should include a ground floor retail shop in addition to residential and healthcare uses. There should also be a decent number of public car parking spaces to alleviate the parking problems in Coulsdon.		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
2128/02/022/DM35/O	Cllr Steve O'Connell AM	Object	DM35 945	The current site of Waitrose on Brighton Road is earmarked for residential and healthcare users but ground floor retail is desirable, as would be healthcare provision; car parking of as many park spaces as there are currently is essential.	The site should be allocated for retail and healthcare alongside the current number of car parking spaces.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.

2177/01/008/DM35/C

Miss Vanessa Garner

*Network Rail Infrastructure Limited*

Comment

Soundness -  
Effective

DM35

945

Network Rail notes that there are a number of sites adjacent to the Railway and attach a standard response which sets out the issues that need to be considered. In particular with large new developments there is a concern about the risk of trespass and all new developments should have proper and suitable boundary fencing. The risk of greater flooding and drainage that new developments could potentially have on the Network Rail infrastructure and we would not want any increase of flooding or the increase in run off onto Railway Infrastructure.

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

Future maintenance  
The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the

No change

Any development proposals for the site would be subject to consultation and Network Rail would be consulted as required.

applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

#### Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

#### Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are

capable of falling within 3.0m of the boundary with Network Rail.

#### Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

#### Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

#### Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

#### Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling

arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

**Noise and Vibration**  
The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

**Vehicle Incursion**  
Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Network Rail strongly recommends the developer contacts [AssetProtectionsSussex@networkrail.co.uk](mailto:AssetProtectionsSussex@networkrail.co.uk) prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).

2448/01/030/DM35/O	Andy Stranack <i>Croydon Council</i>	Object	Soundness - Effective	DM35 945	Site 945, Waitrose, 110-112 Brighton Road. Details residential and healthcare uses.	Ground floor retail should be allowed with a requirement to maintain as many public car parking spaces as there are currently on the site.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
2635/01/019/DM35/O	Paul Sandford <i>Bourne Society</i>	Object		DM35 945	Coulsdon Site 945, Waitrose, 110-112 Brighton Road. Details residential and healthcare uses. Ground floor retail should be allowed with a requirement to maintain as many public car parking spaces as there are currently on the site;		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.

2741/01/007/DM35/O	Mr Colin Dunk	Object	Soundness - Effective	DM35 945	Further to previous comments the New Waitrose should provide more, or at the very least an equivalent number of car parking spaces to the current site. The lack of any commitment here is again testament to the lack of commitment to providing public parking spaces, needed by many local residents who are perhaps elderly, or simply like anyone else, needs the car parked close by for the weekly shop.		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
2770/01/005/DM35/O	Mr Peter May	Object		DM35 945	DM35, Table 11.8, Site 945 Waitrose 110-112 Brighton Rd, I note that this site is to be designated for residential / healthcare use. However, what about the car parking requirements of Coulsdon already lost due to the closing of the Lion Green car park? There is clearly not enough car parking facilities in the town in particular for the commuters using the two railway stations in Coulsdon.		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
2775/01/030/DM35/O	Cllr Tim Pollard <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM35 945	Site 945, Waitrose, 110-112 Brighton Road. Details residential and healthcare uses.	Ground floor retail should be allowed with a requirement to maintain as many public car parking spaces as there are currently on the site.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
2776/01/030/DM35/O	Cllr Helen Pollard <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM35 945	Site 945, Waitrose, 110-112 Brighton Road. Details residential and healthcare uses.	Ground floor retail should be allowed with a requirement to maintain as many public car parking spaces as there are currently on the site.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
2783/01/003/DM35/O	Graham Topliss	Object		DM35 945	When Waitrose has moved to Lion Green Road, I feel that it should be replaced with the type of smaller, local shops that have long contributed to the friendly character of Coulsdon. And with the loss of public parking in Lion Green Road, any development should ensure that no further spaces are lost. There have already been business closures in Coulsdon that have been blamed on the difficulties for their customers to park, and if this trend is not halted, the town centre will fall into a vicious circle of decline		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.

2785/01/008/DM35/O	Ian Cutts	Object	Soundness - Effective	DM35 945	The retail use should be continued together with adequate parking. The inadequate parking at the Aldi site results in the customers using the current Waitrose site which confirms there is a lack of parking in Coulsdon and the south of the borough generally.		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
2808/01/001/DM35/C	Ian Cryer	Comment	Soundness - Effective	DM35 945	The new Waitrose store being built in the current Lions Green carpark will result in a massive loss of parking in Coulsdon, with consequent loss of trade to the large number of independent shops.	An elegant solution would be to use the site of the current Waitrose store (your ref 945) to build a central multi-storey carpark.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
2812/01/030/DM35/O	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM35 945	Site 945, Waitrose, 110-112 Brighton Road. Details residential and healthcare uses.	Ground floor retail should be allowed with a requirement to maintain as many public car parking spaces as there are currently on the site.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
2817/02/001/DM35/O	Tina Steele	Object	Soundness - Effective	DM35 945	I object to the removal of any current parking facilities on or around this Waitrose site. I also object to this development not having retail space on the ground floor.		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
2829/01/030/DM35/O	Cllr Margaret Mead <i>Croydon Council</i>	Object	Soundness - Effective	DM35 945	Site 945, Waitrose, 110-112 Brighton Road. Details residential and healthcare uses.	Ground floor retail should be allowed with a requirement to maintain as many public car parking spaces as there are currently on the site.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.

2833/01/005/DM35/O	Jeff and Susanne Webb	Object		DM35 945	We feel that the reduction in public parking will affect the local traders. Parking is already very difficult in Coulsdon and this will aggravate the problem.		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
2834/01/005/DM35/O	Kathleen Tomlin	Object		DM35 945	Of course, the Coulsdon fiasco continues apace - you now want to concrete over the Waitrose car park. Have you tried parking in Coulsdon to access doctor/dental services in recent months: almost impossible, thanks to the closure of the car park on Green Lion Rd. Thanks a million. If you continue in this vein, my husband & I will move out of the area, to somewhere up North, where they plan things differently!! Your loss, our gain - pity, as this should be a really nice place to live, but you are definitely spoiling it.		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
2842/01/030/DM35/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM35 945	Site 945, Waitrose, 110-112 Brighton Road. Details residential and healthcare uses.	Ground floor retail should be allowed with a requirement to maintain as many public car parking spaces as there are currently on the site.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
2850/02/006/DM35/S	Elizabeth Killick	Support		DM35 945	THE DEVELOPEMNET SOUNDS GOOD BUT THERE MUST BE CARPARKING SPACES PROVIDED.		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
2978/01/010/DM35/O	Mr James Marland	Object		DM35 945	The site should remain suitable for retail as long as the car park is also kept in any plans. Healthcare provision could be included above ground level if required.		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.

2999/01/015/DM35/O	Mr John Harris	Object		DM35 945	I am writing to object to Redevelopment of the current Waitrose site for possible residential and healthcare uses as detailed in Policy DM35, Table 11.8, Site 945 (p146).	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3004/01/006/DM35/O	Mr John Pewtress	Object		DM35 945	Loss of local parking must be considered.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3013/01/004/DM35/O	Mrs Julie Goacher	Object		DM35 945	I believe the old Waitrose site in Coulsdon should maintain its precious parking, as it is such a problem at the moment in Coulsdon and will be to the detriment of local businesses in the long run without adequate parking.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3013/01/003/DM35/O	Mrs Julie Goacher	Object		DM35 945	I believe the old Waitrose site in Coulsdon should maintain its precious parking, as it is such a problem at the moment in Coulsdon and will be to the detriment of local businesses in the long run without adequate parking.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3020/01/003/DM35/O	Joanne Darville	Object	Soundness - Effective	DM35 945	I object to the following policies:  Dm35 table 11.8 site 945- any development should include as many parking spaces as are currently there, as you know the parking situation in coulsdon is dire and affects businesses.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.

3039/01/006/DM35/O	Samantha Freeman	Object	Soundness - Effective DM35 945	In particular I object to:-  6. (DM35 Table 11.8 Site 945) Waitrose site in Coulsdon should not be given up to residential development. The retail site and car park is valued and I would object to the site changing use. I understand that Waitrose is moving to a larger site but we do not need to increase residential pressure in the centre of town with the new developments both opposite and at Cane Hill so close by.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3046/01/010/DM35/O	Stephanie Lawson	Object	DM35 945	I believe that the current number of public car parking spaces available on this site definitely needs to be maintained, so as not to exasperate existing parking problems in the area. I believe ground floor retail should also be allowed for this site development (in addition to residential and healthcare uses) as this is in the best interests of those living locally.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3075/01/006/DM35/O	Mr Christopher Andrews	Object	DM35 945	As and when the current Waitrose site is redeveloped it must provide for parking spaces commensurate with usage of the site. It should be noted that the current Waitrose car park is one of the most useful car parks in the town.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3162/01/020/DM35/O	Mr Joe Toner	Object	DM35 945	I would like to voice my object to the following plan DM35.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.

3185/01/009/DM35/O	Mr Stephen Woodward	Object		DM35 945	We have lived in Sanderstead for over 40 years, and have thoroughly enjoyed the areas to the south of Croydon being unspoilt. In our view these ill conceived proposals will change this area beyond recognition and take away that for which it is well known and valued. Please rethink, and do not continue with the proposed policies set out below and which can be found in your Local Plan: Policy DM35, Table 11.8, Site 945 (p146) The parking is especially important given the current parking problems in Coulsdon.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3225/01/010/DM35/O	Sandra Dudman	Object	Soundness - Justified	DM35 945	9) Policy DM35 Table 11.8 site 945 p146 the current Waitrose site in Coulsdon will close when the new Waitrose store is opened in Lion Green Road. I believe the vacant site should then be used for a retail property on the ground floor and the parking spaces there currently should be kept. This would help the chronic shortage of parking in Coulsdon.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3312/01/012/DM35/O	Mr Richard Brandwood	Object		DM35 945	Policy DM35, Table 11.8, Site 945 (p146) - Redevelopment of this site MUST allow similar provision for public car parking as at present. Provision in Coulsdon is inadequate at present!	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3316/01/010/DM35/O	Mr David Dudman	Object	Soundness - Justified	DM35 945	9) Policy DM35 Table 11.8 site 945 p146 the current Waitrose site in Coulsdon will close when the new Waitrose store is opened in Lion Green Road. I believe the vacant site should then be used for a retail property on the ground floor and the parking spaces there currently should be kept. This would help the chronic shortage of parking in Coulsdon.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3415/01/011/DM35/O	Ms C Soroczynski	Object		DM35 945	Please note my objections to planning objections to Policy DM35, Table 11.8, Site 945	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.

3430/01/030/DM35/O	Mr Donald Speakman	Object	Soundness - Effective DM35 945	Site 945, Waitrose, 110-112 Brighton Road. Details residential and healthcare uses.	Ground floor retail should be allowed with a requirement to maintain as many public car parking spaces as there are currently on the site.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3488/01/006/DM35/O	Mr Gregory Taylor	Object	DM35 945	Policy DM35, Table 11.8, Site 945 (p146), the current Waitrose on Brighton Road. The sites redevelopment will be very important to that end of the high street. Currently the parking is used for visitors not only to waitrose but other shops in the area, therefore substantial parking should be maintained on this site. The building on this site must be in keeping with the surrounding, and any multistorey building on the site must not exceed heights already seen in the town centre.		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3523/01/010/DM35/O	Mr Mike Rice	Object	DM35 945	Dear Sirs,  With reference to the recently published 'Croydon Local Plan', as a resident of the past 25 years I give my views as follows:-  Policy DM35, Table 11.8, Site 945 (p146).Agreed but requires as many public car parking spaces as there are currently on the site.		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3561/01/006/DM35/O	Linda Hione	Object	DM35 945	Coulsdon Town centre – Current Waitrose Site Policy DM35, Table 11.8, Site 945 (p146) is the current Waitrose on Brighton Road, which will close when the new one on Lion Green road opens. The plan contemplates residential and healthcare uses, but I believe that ground floor retail should be allowed as well as potentially healthcare, and require as many public car parking spaces as there are currently on the site. The parking is especially important given the current parking problems in Coulsdon		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.

3571/01/006/DM35/O	Mr & Mrs Hewitt	Object		DM35 945	Policy DM35, Table 11.8, Site 945 (p146) This is the site of the current Waitrose on Brighton Road, which will close when the new one on Lion Green road opens. The plan contemplates residential and healthcare uses, but we believe that ground floor retail should be allowed as well as potentially healthcare, and require as many public car parking spaces as there are currently on the site. The parking is especially important given the current parking problems in Coulsdon.		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3584/01/009/DM35/O	Mrs Margaret Lawless	Object		DM35 945	I list below the relevant policy References to which I object. DM35 Table 11.8 Site 945 (p146)		No change	No changes can be made as the result of this comment as it not detailed enough to determine what is being objected to.
3699/01/030/DM35/O	Cllr J Cummings	Object	Soundness - Effective	DM35 945	Site 945, Waitrose, 110-112 Brighton Road. Details residential and healthcare uses.	Ground floor retail should be allowed with a requirement to maintain as many public car parking spaces as there are currently on the site.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3708/01/012/DM35/O	Mrs J McDonald	Object		DM35 945	Policy DM35, Table 11.8, Site 945 (p146) is the current Waitrose on Brighton Road, which will close when the new one on Lion Green road opens. The plan contemplates residential and healthcare uses, but I believe that ground floor retail should be allowed as well as potentially healthcare, and require as many public car parking spaces as there are currently on the site. The parking is especially important given the current parking problems in Coulsdon.		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3712/01/009/DM35/O	Mr Nick Peiris	Object		DM35 945	We need to maintain (if not improve) the infrastructure the benefit Traders, shoppers as well as residents. Certainly easier access and MORE underground parking spaces with any suitable new developments. Coulsdon Waitrose site - need road infrastructure and more parking.		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.

3734/01/011/DM35/O	Mr & Mrs Mott	Object	DM35 945	I object to this site allocation.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3750/01/010/DM35/O	Mrs Anne Turner	Object	DM35 945	I would like to put in writing my objections to the following local plans: I am listing the relevant Policy Numbers: 9. DM35, Table 11.8, Site 945 Coulsdon Town Centre - Waitrose site	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3770/01/006/DM35/O	Mr Malcom Mackenzie	Object	DM35 945	Because Coulsdon already has considerable parking problems, we would have hoped that, any plan for the development of the current Waitrose site, in Brighton Rd., Coulsdon, would have ensured that the level of public parking would be maintained. We do not believe that Policy DM 35 Table 11.8, Site 945 (p146) achieves this. Other proposed parking restrictions and a policy of requiring developers to provide fewer parking spaces in a number of areas, will not help the situation.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3794/01/009/DM35/O	Mr Thomas Lawson	Object	DM35 945	I believe that the current number of public car parking spaces available on this site definitely needs to be maintained, so as not to exasperate existing parking problems in the area. I believe ground floor retail should also be allowed for this site development (in addition to residential and healthcare uses) as this is in the best interests of those living locally.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3796/01/008/DM35/O	Mr Tony Sales	Object	DM35 945	I am emailing to record my objection to the following policies within the 'Local Plan'.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.

3804/01/028/DM35/C	Cllr L Hale <i>London Borough of Croydon</i>	Comment	DM35 945	Site 945, Waitrose, 110-112 Brighton Road. Details residential and healthcare uses. Ground floor retail should be allowed with a requirement to maintain as many public car parking spaces as there are currently on the site	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3807/01/003/DM35/O	Mr Geoff Bell	Object	DM35 945	The redevelopment should include retail on the ground floor. This is important if the town centre is to recover and thrive as a shopping area. Parking is tight and difficult already. There are significant numbers of elderly people in Purley and Coulsdon, while everyone doing significant amounts of shopping also needs transport. The loss of the Lion Green car park has caused serious parking issues in Coulsdon. These problems must be addressed for the town centres to remain viable - we need more parking spaces, not less.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3810/01/009/DM35/O	Joan Sabatini	Object	DM35 945	This refers to the current site on which is a Waitrose store which is due to close. The proposal is for residential and healthcare development. This I wholly support but some retail outlet should also be provided as well as suitable car parking for the residents, healthcare users and public parking.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3813/01/013/DM35/O	Mr Brandon Hannan	Object	DM35 945	Policy DM35, Table 11.8, Site 945 (p146) is the current Waitrose on Brighton Road, which will close when the new one on Lion Green road opens. The plan contemplates residential and healthcare uses, but I believe that ground floor retail should be allowed as well as potentially healthcare, and require as many public car parking spaces as there are currently on the site. The parking is especially important given the current parking problems in Coulsdon.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.

3814/01/013/DM35/O	Mr Jon Adams	Object		DM35 945	Policy DM35, Table 11.8, Site 945 (p146) is the current Waitrose store on Brighton Road, which will close when the new store on Lion Green Road is opened. The plan contemplates the replacement of the existing building and land with residential and healthcare uses, but I believe that ground floor retail should be retained with the addition of healthcare facilities and the provision of as many public car parking spaces as there are currently.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3819/01/006/DM35/O	Mr Michael Drury	Object		DM35 945	I notice that in your Local Plan for development of the area there are several proposals which deserve reconsideration before they are promulgated. 5 Current Waitrose site, policy DM35 Table 11.8 There should be at least an equivalent number of public parking spaces when this site is redeveloped if all the residential properties envisaged are to have an allocated space and a health care centre will also be competing for spaces.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3829/01/011/DM35/C	Dr L Bowen-Long	Comment	Soundness - Justified	DM35 945	Waitrose site in Coulsdon – the possibilities for replacement facilities on the current Waitrose site need fundamental consideration to meet local needs for public and commercial services. Local consultation is essential to ensure local residents obtain developments which meet their requirements.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3849/01/011/DM35/O	Maureen Messett	Object		DM35 945	I sincerely hope that my objections will be noted. I have lived in this borough for many many years and I hate seeing it gradually destroyed.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3896/01/018/DM35/O	Mr M Veldeman	Object		DM35 945	Parking is a requirement particularly if the proposal for this site includes a healthcare centre. If people are unwell the majority of them will want to travel by car. Without parking being included, the whole area is going to suffer.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.

3897/01/022/DM35/O	Cllr M Neal	Object		DM35 945	Site 945, Waitrose, 110-112 Brighton Road. Details residential and healthcare uses. Ground floor retail should be allowed with a requirement to maintain as many public car parking spaces as there are currently on the site;	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
3941/01/009/DM35/O	Mr Frances Sell	Object		DM35 945	Car parking equal to that now existing should be included in any new developments, it is very badly needed. Purley and Coulsdon is very hilly with steep hills, the elderly and infirm require door to door access, only restricted public transport exists.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
4032/01/010/DM35/O	Ms S Lawson	Object		DM35 945	I believe that the current number of public car parking spaces available on this site definitely needs to be maintained, so as not to exasperate existing parking problems in the area. I believe ground floor retail should also be allowed for this site development (in addition to residential and healthcare uses) as this is in the best interests of those living locally.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
4085/01/010/DM35/O	Mrs Shelley Chatter-Singh	Object		DM35 945	DM 35 , table 11.8 site 945. I am opposed to your proposals for the current waitrose site in Coulsdon	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
4108/01/012/DM35/O	The Chudasama Family	Object	Soundness - Justified	DM35 945	Policy DM35, Table 11.8, Site 945 (p146)	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.

4117/01/027/DM35/O	Cllr S Brew	Object		DM35 945	Site 945, Waitrose, 110-112 Brighton Road. Details residential and healthcare uses. Ground floor retail should be allowed with a requirement to maintain as many public car parking spaces as there are currently on the site;		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
4125/01/030/DM35/O	Councillor M Fisher	Object	Soundness - Effective	DM35 945	Site 945, Waitrose, 110-112 Brighton Road. Details residential and healthcare uses.	Ground floor retail should be allowed with a requirement to maintain as many public car parking spaces as there are currently on the site.	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.
4716/01/010/DM35/O	Rachel Marland	Object		DM35 945	Policy DM35 - The site should remain suitable for retail as long as the car park is also kept in any plans. Healthcare provision could be included above ground level if required.		No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.

2177/01/009/DM35/C

Miss Vanessa Garner

*Network Rail Infrastructure Limited*

Comment

Soundness -  
Effective

DM35

A329

Network Rail notes that there are a number of sites adjacent to the Railway and attach a standard response which sets out the issues that need to be considered. In particular with large new developments there is a concern about the risk of trespass and all new developments should have proper and suitable boundary fencing. The risk of greater flooding and drainage that new developments could potentially have on the Network Rail infrastructure and we would not want any increase of flooding or the increase in run off onto Railway Infrastructure.

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

Future maintenance  
The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the

No change

Any development proposals for the site would be subject to consultation and Network Rail would be consulted as required.

applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

#### Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

#### Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are

capable of falling within 3.0m of the boundary with Network Rail.

#### Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

#### Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

#### Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

#### Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling

arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

**Noise and Vibration**  
The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

**Vehicle Incursion**  
Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Network Rail strongly recommends the developer contacts [AssetProtectionsSussex@networkrail.co.uk](mailto:AssetProtectionsSussex@networkrail.co.uk) prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).

0407/01/004/DM36.1/C	A Douthwaite	Comment	Soundness - Effective	DM36.1	I should like to mention here the ongoing littered state of the former Royal Mail staff car park and the dog leg to Cherry Orchard Road of Billinton Hill. Addiscombe residents run the gamut of this as we are still unable to access East Croydon Station via the northern bridge which is firmly blocked off. When may we expect action of both these points?	Not Duly Made	The issue is not a planning matter and therefore it is not a subject of this consultation. The bridge will be fully operational and open to general public once the development on the Eastern side is completed. Construction began in 2015.
2041/03/001/DM36.1/O	<i>McKay Securities</i>	Object		DM36.1	Policy DM36.1 emphasises the competing, overlapping and un-coordinated planning approach to this Opportunity Area. To maximise the chance of achieving the strategic objectives for this area, a single unified planning document should be produced which makes sets out all the policies relevant to it in a single location, whose status in relation to the Development Plan is clear and unambiguous.	No change	The Opportunity Area Planning Framework (OAPF) adopted in 2013 provides the comprehensive guidance for the Croydon Opportunity Area. Masterplans provide detailed, implementation oriented guidance for the particular sections of the Metropolitan Centre. They are compliant with the overarching OAPF.

2177/01/007/DM36.1/O	Miss Vanessa Garner <i>Network Rail Infrastructure Limited</i>	Object	DM36.1	Policy DM36 refers to the 'London Road area'. It is not clear from the map provided whether West Croydon station is within this area. DM36.1 and DM36.2 set out the intention to develop masterplans for certain areas. Network Rail request to be kept informed on the preparation of relevant masterplans.	No change	London Borough of Croydon will continue cooperating with Network Rail in matters related to Local Development Framework.
2041/05/001/DM36.4/O	<i>McKay Securities</i>	Object	DM36.4	Policy DM36.4 is not a planning policy and cannot be expected to guide development with any degree of certainty or predictability. The area to which it relates to, 'the area along Sydenham and Lansdowne Road', is uncertain and in addition, it is not clear either what this policy seeks to achieve, or how it will achieve it. This policy as drafted is not clear or certain and is unsound.	No change	The boundary of the policy are marked on the policies' map. The policy relates to local character and prevents inappropriate level of intensification by imposing spacing between the buildings and view through the blocks. The policy should be read in conjunction with the Opportunity Area Planning
0203/03/004/DM36.5/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM36.5	Croydon's Retail and Commercial Offering Croydon's retail and commercial offering are essential to employment and wellbeing of the town centre as a place to visit, work and do business. It needs to be improved to keep pace with out of town shopping centres such as Bluewater and the move towards internet shopping. To this end we welcome the proposed Westfield/Hamerson development. However, we are concerned about the detrimental affect the redevelopment would have on the town centre during the two or more years of construction.	No change	The planning application for the redevelopment of the Whitgift Centre considers the implications during construction. It is not a matter which can be addressed through the Local Plan process.
0203/03/003/DM36.5/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM36.5	Entertainment It is also important that Fairfield Halls remains a first class venue for concerts, plays and other entertainment for south London and the surrounding area. Other artistic and Cultural venues such as the David Lean and the Clock Tower should also be supported.	No change	The Local Plan considers the land use of the site and this has remained unchanged.

1926/01/032/DM36.5/O	Councillor Luke Clancy	Object	Soundness - Effective	DM36.5	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	No change	The redevelopment of Park Street and the surrounding area is subject to the Mid-Croydon Masterplan. It is anticipated that any development within this area refers to the parameters set out in the masterplan to ensure the redevelopment of the area is cohesive and compliant with Local Plan policy. It is considered that the masterplan addresses the potential for the area appropriately. Furthermore, the majority of the area has been put forward as an allocation (site no. 194) and has been identified for residential and retail uses, and a civic space.
1926/01/031/DM36.5/O	Councillor Luke Clancy	Object	Soundness - Justified	DM36.5	DM36.5 allows for a number of car parks and parking areas to be redeveloped. A cumulative impact assessment should be undertaken to ensure that enough parking remains to satisfy the retail and office core		No change	The Croydon Opportunity Area Planning Framework has already considered the need for car parks in the Opportunity Area, and its findings have been taken into account in proposing sites in the Croydon Local Plan.
2056/01/016/DM36.5/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment		DM36.5	DM36.5 allows for a number of car parks and parking areas to be redeveloped. A cumulative impact assessment should be undertaken to ensure that enough parking remains to satisfy the retail and office core;  A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered;		No change	The redevelopment of Park Street and the surrounding area is subject to the Mid-Croydon Masterplan. It is anticipated that any development within this area refers to the parameters set out in the masterplan to ensure the redevelopment of the area is cohesive and compliant with Local Plan policy. It is considered that the masterplan addresses the potential for the area appropriately. Furthermore, the majority of the area has been put forward as an allocation (site no. 194) and has been identified for residential and retail uses, and a civic space.
2062/01/031/DM36.5/O	Councillor Jason Perry <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM36.5	DM36.5 allows for a number of car parks and parking areas to be redeveloped. A cumulative impact assessment should be undertaken to ensure that enough parking remains to satisfy the retail and office core		No change	The Croydon Opportunity Area Planning Framework has already considered the need for car parks in the Opportunity Area, and its findings have been taken into account in proposing sites in the Croydon Local Plan.

2062/01/032/DM36.5/O	Councillor Jason Perry <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM36.5	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	No change	The redevelopment of Park Street and the surrounding area is subject to the Mid-Croydon Masterplan. It is anticipated that any development within this area refers to the parameters set out in the masterplan to ensure the redevelopment of the area is cohesive and compliant with Local Plan policy. It is considered that the masterplan addresses the potential for the area appropriately. Furthermore, the majority of the area has been put forward as an allocation (site no. 194) and has been identified for residential and retail uses, and a civic space.
2071/01/031/DM36.5/O	Councillor Mario Creatura <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM36.5	DM36.5 allows for a number of car parks and parking areas to be redeveloped. A cumulative impact assessment should be undertaken to ensure that enough parking remains to satisfy the retail and office core		No change	The Croydon Opportunity Area Planning Framework has already considered the need for car parks in the Opportunity Area, and its findings have been taken into account in proposing sites in the Croydon Local Plan.
2071/01/032/DM36.5/O	Councillor Mario Creatura <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM36.5	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	No change	The redevelopment of Park Street and the surrounding area is subject to the Mid-Croydon Masterplan. It is anticipated that any development within this area refers to the parameters set out in the masterplan to ensure the redevelopment of the area is cohesive and compliant with Local Plan policy. It is considered that the masterplan addresses the potential for the area appropriately. Furthermore, the majority of the area has been put forward as an allocation (site no. 194) and has been identified for residential and retail uses, and a civic space.

2128/03/008/DM36.5/O	Cllr Steve O'Connell AM	Object		DM36.5	DM36.5 allows for a number of car parks and parking areas to be redeveloped. A cumulative impact assessment should be undertaken to ensure that enough parking remains to satisfy the retail and office core. A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered.	An impact assessment should be undertaken within the Croydon Opportunity Area to ensure enough parking remains to satisfy the retail and office core.	No change	The Croydon Opportunity Area Planning Framework has already considered the need for car parks in the Opportunity Area, and its findings have been taken into account in proposing sites in the Croydon Local Plan. The redevelopment of Park Street and the surrounding area is subject to the Mid-Croydon Masterplan. It is anticipated that any development within this area refers to the parameters set out in the masterplan to ensure the redevelopment of the area is cohesive and compliant with Local Plan policy. It is considered that the masterplan addresses the potential for the area appropriately. Furthermore, the majority of the area has been put forward as an allocation (site no. 194) and has been identified for residential and retail uses, and a civic space.
2154/01/014/DM36.5/O	Ms Anna Arthur <i>Croydon Arts Network</i>	Object	Soundness - Effective	DM36.5	The Forum is concerned that if the cinema proposal is provided in the new Whitgift Centre it will lead to the closure of the Vue Cinema in the former Grants building. It appears that nothing has really worked there since it opened. There was a Playtown (kids' soft play centre) on the upper level at one stage but despite being very popular it closed. Other possibilities might be a skating rink, a free gym and an internet cafe. Above all the building should be retained as a community arts space. Its cinema areas could be the base for increasing the range of performance venue spaces. This would strengthen the offer in the Cultural Quarter, and attract customers for the bars and restaurants at ground floor level.	Add to Detailed Policy DM36.5. Table 11.9 :  'Grants Entertainment Centre, 14 High St. Retain use as community facility. Alternative uses: soft play, free gym, internet café, performance spaces.'	No change	The use of the land in this location is considered D2 - should the cinema vacate the site, the land use would still remain a D2 use. This is a commercial building and any future uses of the site would need to be commercially viable. It is not considered appropriate to allocate the land for a use that may not be commercially viable.
2366/01/004/DM36.5/C	Adrian Little	Comment		DM36.5			No change	This is not a planning consideration and so cannot be taken into account. The Local Plan considers the land use of the site and this has remained unchanged.
2448/01/031/DM36.5/O	Andy Stranack <i>Croydon Council</i>	Object	Soundness - Justified	DM36.5	DM36.5 allows for a number of car parks and parking areas to be redeveloped. A cumulative impact assessment should be undertaken to ensure that enough parking remains to satisfy the retail and office core		No change	The Croydon Opportunity Area Planning Framework has already considered the need for car parks in the Opportunity Area, and its findings have been taken into account in proposing sites in the Croydon Local Plan.

2448/01/032/DM36.5/O	Andy Stranack <i>Croydon Council</i>	Object	Soundness - Effective	DM36.5	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	No change	The redevelopment of Park Street and the surrounding area is subject to the Mid-Croydon Masterplan. It is anticipated that any development within this area refers to the parameters set out in the masterplan to ensure the redevelopment of the area is cohesive and compliant with Local Plan policy. It is considered that the masterplan addresses the potential for the area appropriately. Furthermore, the majority of the area has been put forward as an allocation (site no. 194) and has been identified for residential and retail uses, and a civic space.
2635/01/021/DM36.5/O	Paul Sandford <i>Bourne Society</i>	Object		DM36.5	DM36.5 allows for a number of car parks and parking areas to be redeveloped. A cumulative impact assessment should be undertaken to ensure that enough parking remains to satisfy the retail and office core		No change	The Croydon Opportunity Area Planning Framework has already considered the need for car parks in the Opportunity Area, and its findings have been taken into account in proposing sites in the Croydon Local Plan.
2775/01/032/DM36.5/O	Cllr Tim Pollard <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM36.5	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	No change	The redevelopment of Park Street and the surrounding area is subject to the Mid-Croydon Masterplan. It is anticipated that any development within this area refers to the parameters set out in the masterplan to ensure the redevelopment of the area is cohesive and compliant with Local Plan policy. It is considered that the masterplan addresses the potential for the area appropriately. Furthermore, the majority of the area has been put forward as an allocation (site no. 194) and has been identified for residential and retail uses, and a civic space.
2775/01/031/DM36.5/O	Cllr Tim Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM36.5	DM36.5 allows for a number of car parks and parking areas to be redeveloped. A cumulative impact assessment should be undertaken to ensure that enough parking remains to satisfy the retail and office core		No change	The Croydon Opportunity Area Planning Framework has already considered the need for car parks in the Opportunity Area, and its findings have been taken into account in proposing sites in the Croydon Local Plan.

2776/01/031/DM36.5/O	Cllr Helen Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM36.5	DM36.5 allows for a number of car parks and parking areas to be redeveloped. A cumulative impact assessment should be undertaken to ensure that enough parking remains to satisfy the retail and office core		No change	The Croydon Opportunity Area Planning Framework has already considered the need for car parks in the Opportunity Area, and its findings have been taken into account in proposing sites in the Croydon Local Plan.
2776/01/032/DM36.5/O	Cllr Helen Pollard <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM36.5	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	No change	The redevelopment of Park Street and the surrounding area is subject to the Mid-Croydon Masterplan. It is anticipated that any development within this area refers to the parameters set out in the masterplan to ensure the redevelopment of the area is cohesive and compliant with Local Plan policy. It is considered that the masterplan addresses the potential for the area appropriately. Furthermore, the majority of the area has been put forward as an allocation (site no. 194) and has been identified for residential and retail uses, and a civic space.
2807/01/001/DM36.5/S	Mr Kennedy Wilson	Support		DM36.5	The respondent puts forward a site on behalf of the landowner. This representation fully supports DM36: Croydon Opportunity Area and the aspirations of the site could also complement the proposed Office Retention Area. The site put forward is currently known as Norfolk House and has been identified as suitable for mixed use high density redevelopment which could include retail, office, hotel and residential uses. It would complement SP3of CLP1.1. Phasing of development could be 2018 - 2025 and could yield approximately 250 - 400 homes. The proposed allocation is submitted by the site owner and would therefore not have site ownership issues.		Change	The site will be included as an allocation in the next stage of the Local Plan and will be allocated for uses which could include retail, office, hotel and residential units (up to 7000sqm of commercial floorspace and 125-255 residential units).

2807/02/001/DM36.5/S	Mr Kennedy Wilson	Support		DM36.5	The respondent puts forward a site on behalf of the landowner. This representation fully supports DM36: Croydon Opportunity Area and the aspirations of the site could also complement the proposed Office Retention Area. The site put forward is currently known as Norfolk House and has been identified as suitable for mixed use high density redevelopment which could include retail, office, hotel and residential uses. It would complement SP3of CLP1.1. Phasing of development could be 2018 - 2025 and could yield approximately 250 - 400 homes. The proposed allocation is submitted by the site owner and would therefore not have site ownership issues.		Change	The site will be included as an allocation in the next stage of the Local Plan and will be allocated for uses which could include retail, office, hotel and residential units (up to 7000sqm of commercial floorspace and 125-255 residential units).
2812/01/031/DM36.5/O	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM36.5	DM36.5 allows for a number of car parks and parking areas to be redeveloped. A cumulative impact assessment should be undertaken to ensure that enough parking remains to satisfy the retail and office core		No change	The Croydon Opportunity Area Planning Framework has already considered the need for car parks in the Opportunity Area, and its findings have been taken into account in proposing sites in the Croydon Local Plan.
2812/01/032/DM36.5/O	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM36.5	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	No change	The redevelopment of Park Street and the surrounding area is subject to the Mid-Croydon Masterplan. It is anticipated that any development within this area refers to the parameters set out in the masterplan to ensure the redevelopment of the area is cohesive and compliant with Local Plan policy. It is considered that the masterplan addresses the potential for the area appropriately. Furthermore, the majority of the area has been put forward as an allocation (site no. 194) and has been identified for residential and retail uses, and a civic space.
2829/01/032/DM36.5/O	Cllr Margaret Mead <i>Croydon Council</i>	Object	Soundness - Effective	DM36.5	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	No change	The Croydon Opportunity Area Planning Framework has already considered the need for car parks in the Opportunity Area, and its findings have been taken into account in proposing sites in the Croydon Local Plan.

2829/01/031/DM36.5/O	Cllr Margaret Mead <i>Croydon Council</i>	Object	Soundness - Justified	DM36.5	DM36.5 allows for a number of car parks and parking areas to be redeveloped. A cumulative impact assessment should be undertaken to ensure that enough parking remains to satisfy the retail and office core	No change	The Croydon Opportunity Area Planning Framework has already considered the need for car parks in the Opportunity Area, and its findings have been taken into account in proposing sites in the Croydon Local Plan.
2841/01/002/DM36.5/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object		DM36.5	DM36.5 allows for a number of car parks and parking areas to be redeveloped. A cumulative impact assessment should be undertaken to ensure that enough parking remains to satisfy the retail and office core; A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered.	No change	The Croydon Opportunity Area Planning Framework has already considered the need for car parks in the Opportunity Area, and its findings have been taken into account in proposing sites in the Croydon Local Plan. The redevelopment of Park Street and the surrounding area is subject to the Mid-Croydon Masterplan. It is anticipated that any development within this area refers to the parameters set out in the masterplan to ensure the redevelopment of the area is cohesive and compliant with Local Plan policy. It is considered that the masterplan addresses the potential for the area appropriately. Furthermore, the majority of the area has been put forward as an allocation (site no. 194) and has been identified for residential and retail uses, and a civic space.
2842/01/031/DM36.5/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM36.5	DM36.5 allows for a number of car parks and parking areas to be redeveloped. A cumulative impact assessment should be undertaken to ensure that enough parking remains to satisfy the retail and office core	No change	The Croydon Opportunity Area Planning Framework has already considered the need for car parks in the Opportunity Area, and its findings have been taken into account in proposing sites in the Croydon Local Plan.

2842/01/032/DM36.5/O	Cllr Richard Chatterjee London Borough of Croydon	Object	Soundness - Effective	DM36.5	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	No change	The redevelopment of Park Street and the surrounding area is subject to the Mid-Croydon Masterplan. It is anticipated that any development within this area refers to the parameters set out in the masterplan to ensure the redevelopment of the area is cohesive and compliant with Local Plan policy. It is considered that the masterplan addresses the potential for the area appropriately. Furthermore, the majority of the area has been put forward as an allocation (site no. 194) and has been identified for residential and retail uses, and a civic space.
3430/01/032/DM36.5/O	Mr Donald Speakman	Object	Soundness - Effective	DM36.5	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	No change	The redevelopment of Park Street and the surrounding area is subject to the Mid-Croydon Masterplan. It is anticipated that any development within this area refers to the parameters set out in the masterplan to ensure the redevelopment of the area is cohesive and compliant with Local Plan policy. It is considered that the masterplan addresses the potential for the area appropriately. Furthermore, the majority of the area has been put forward as an allocation (site no. 194) and has been identified for residential and retail uses, and a civic space.
3430/01/031/DM36.5/O	Mr Donald Speakman	Object	Soundness - Justified	DM36.5	DM36.5 allows for a number of car parks and parking areas to be redeveloped. A cumulative impact assessment should be undertaken to ensure that enough parking remains to satisfy the retail and office core		No change	The Croydon Opportunity Area Planning Framework has already considered the need for car parks in the Opportunity Area, and its findings have been taken into account in proposing sites in the Croydon Local Plan.
3699/01/032/DM36.5/O	Cllr J Cummings	Object	Soundness - Effective	DM36.5	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	No change	The Croydon Opportunity Area Planning Framework has already considered the need for car parks in the Opportunity Area, and its findings have been taken into account in proposing sites in the Croydon Local Plan.

3699/01/031/DM36.5/O	Cllr J Cummings	Object	Soundness - Justified	DM36.5	DM36.5 allows for a number of car parks and parking areas to be redeveloped. A cumulative impact assessment should be undertaken to ensure that enough parking remains to satisfy the retail and office core	No change	The Croydon Opportunity Area Planning Framework has already considered the need for car parks in the Opportunity Area, and its findings have been taken into account in proposing sites in the Croydon Local Plan.
3804/01/029/DM36.5/C	Cllr L Hale <i>London Borough of Croydon</i>	Comment		DM36.5	DM36.5 allows for a number of car parks and parking areas to be redeveloped. A cumulative impact assessment should be undertaken to ensure that enough parking remains to satisfy the retail and office core;	No change	The Croydon Opportunity Area Planning Framework has already considered the need for car parks in the Opportunity Area, and its findings have been taken into account in proposing sites in the Croydon Local Plan.
3897/01/023/DM36.5/O	Cllr M Neal	Object		DM36.5	DM36.5 allows for a number of car parks and parking areas to be redeveloped. A cumulative impact assessment should be undertaken to ensure that enough parking remains to satisfy the retail and office core; A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered.	No change	The Croydon Opportunity Area Planning Framework has already considered the need for car parks in the Opportunity Area, and its findings have been taken into account in proposing sites in the Croydon Local Plan.
4117/01/029/DM36.5/O	Cllr S Brew	Object		DM36.5	DM36.5 allows for a number of car parks and parking areas to be redeveloped. A cumulative impact assessment should be undertaken to ensure that enough parking remains to satisfy the retail and office core; There should be a comprehensive redevelopment of the vacant lots and untidy buildings in Park Street.	No change	The Croydon Opportunity Area Planning Framework has already considered the need for car parks in the Opportunity Area, and its findings have been taken into account in proposing sites in the Croydon Local Plan.
4117/01/028/DM36.5/O	Cllr S Brew	Object		DM36.5	DM36.5 allows for a number of car parks and parking areas to be redeveloped. A cumulative impact assessment should be undertaken to ensure that enough parking remains to satisfy the retail and office core; There should be a comprehensive redevelopment of the vacant lots and untidy buildings in Park Street.	No change	The redevelopment of Park Street and the surrounding area is subject to the Mid-Croydon Masterplan. It is anticipated that any development within this area refers to the parameters set out in the masterplan to ensure the redevelopment of the area is cohesive and compliant with Local Plan policy. It is considered that the masterplan addresses the potential for the area appropriately. Furthermore, the majority of the area has been put forward as an allocation (site no. 194) and has been identified for residential and retail uses, and a civic space.

4125/01/031/DM36.5/O	Councillor M Fisher	Object	Soundness - Justified	DM36.5	DM36.5 allows for a number of car parks and parking areas to be redeveloped. A cumulative impact assessment should be undertaken to ensure that enough parking remains to satisfy the retail and office core		No change	The Croydon Opportunity Area Planning Framework has already considered the need for car parks in the Opportunity Area, and its findings have been taken into account in proposing sites in the Croydon Local Plan.
4125/01/032/DM36.5/O	Councillor M Fisher	Object	Soundness - Effective	DM36.5	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	No change	The redevelopment of Park Street and the surrounding area is subject to the Mid-Croydon Masterplan. It is anticipated that any development within this area refers to the parameters set out in the masterplan to ensure the redevelopment of the area is cohesive and compliant with Local Plan policy. It is considered that the masterplan addresses the potential for the area appropriately. Furthermore, the majority of the area has been put forward as an allocation (site no. 194) and has been identified for residential and retail uses, and a civic space.
2634/01/005/DM36.5/C	Charlie Fagan ARK	Comment		DM36.5 108	The site is assigned to another school provider.		No change	Comment is noted.

2177/01/010/DM36.5/C Miss Vanessa Garner  
Network Rail Infrastructure Limited

Comment Soundness - DM36.5  
Effective 123

Network Rail notes that there are a number of sites adjacent to the Railway and attach a standard response which sets out the issues that need to be considered. In particular with large new developments there is a concern about the risk of trespass and all new developments should have proper and suitable boundary fencing. The risk of greater flooding and drainage that new developments could potentially have on the Network Rail infrastructure and we would not want any increase of flooding or the increase in run off onto Railway Infrastructure.

No change

Any development proposals for the site would be subject to consultation and Network Rail would be consulted as required.

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

Future maintenance  
The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the

applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

#### Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

#### Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are

capable of falling within 3.0m of the boundary with Network Rail.

#### Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

#### Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

#### Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

#### Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling

arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

**Noise and Vibration**  
The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

**Vehicle Incursion**  
Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Network Rail strongly recommends the developer contacts [AssetProtectionsSussex@networkrail.co.uk](mailto:AssetProtectionsSussex@networkrail.co.uk) prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).

0391/01/010/DM36.5/O	Mrs Mira Armour <i>HOME Residents Associaton</i>	Object	DM36.5 138	MENTA Tower – should it not be built andy new buildings should be limited to 25 stories.	No change	Any application put forward for the redevelopment of the site will be considered on its merits. The uses of the site are considered appropriate and the site will continue to be allocated for same.
0391/02/010/DM36.5/O	Mrs Mira Armour <i>HOME Residents Associaton</i>	Object	DM36.5 138	MENTA Tower – should it not be built andy new buildings should be limited to 25 stories.	No change	Any application put forward for the redevelopment of the site will be considered on its merits. The uses of the site are considered appropriate and the site will continue to be allocated for same.

2177/01/011/DM36.5/C Miss Vanessa Garner  
Network Rail Infrastructure Limited

Comment Soundness - DM36.5  
Effective 138

Network Rail notes that there are a number of sites adjacent to the Railway and attach a standard response which sets out the issues that need to be considered. In particular with large new developments there is a concern about the risk of trespass and all new developments should have proper and suitable boundary fencing. The risk of greater flooding and drainage that new developments could potentially have on the Network Rail infrastructure and we would not want any increase of flooding or the increase in run off onto Railway Infrastructure.

No change

Any development proposals for the site would be subject to consultation and Network Rail would be consulted as required.

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

Future maintenance  
The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the

applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

#### Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

#### Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are

capable of falling within 3.0m of the boundary with Network Rail.

#### Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

#### Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

#### Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

#### Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling

arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

#### Noise and Vibration

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#### Vehicle Incursion

Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

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2822/01/010/DM36.5/O		Object		DM36.5 138	<p>We have seen the site location plan included within the background 'Place Specific Policies' document. The plan appears to be incorrect. The land west of Cherry Orchard Road within the Red Line is land currently being developed on the Galaxy House site. The Red Line should therefore be drawn to the south of this area and include land up to the area including Billinton Hill and the Porter and Sorter public house south of Billinton Hill. In addition, the Cherry Orchard Gardens part of the site (to the east of Cherry Orchard Road) does not reflect the consented scheme where the site boundary extended to the junction of Cherry Orchard Road and Oval Road. The following comments are made on this basis that the site plans be amended accordingly:</p> <p>The proposed use reflects the consented development for the site. The development has not yet been delivered, and in order to provide some flexibility for future market conditions it is recommended that the policy provides some flexibility on the basis that the development can comprise some or all of these uses. It is also expected that the commercial uses are not envisaged on the Cherry Orchard Gardens site and this should perhaps be made clear. The background 'Place Specific Policies' document refers to the local character of the area as "industrial estates" or "mixed type flats". This is</p>	The site location should be amended to reflect the consented scheme. The proposed uses should also allow for some flexibility for other uses.	Change	The site boundary and uses of the site will be amended to reflect the consented scheme.
2824/01/001/DM36.5/C	Mark Slater			DM36.5 138	<p>I am writing to raise my objection to the construction of high-rise apartment blocks in the East Croydon and Addiscombe areas, such as the development on Cherry Orchard Gardens. As a resident in the area for many years, I feel that these developments are detrimental to the area for environmental reasons. In particular, they will block natural light to many of the adjacent two storey properties. They will also lead to extra traffic and put pressure on existing parking spaces and other amenities.</p>		No change	Any application put forward for the redevelopment of the site will be considered on its merits. The uses of the site are considered appropriate and the site will continue to be allocated for same.
3417/01/001/DM36.5/O	Mr & Mrs Colin Read	Object	Soundness - Justified	DM36.5 138	<p>There is a plan for a massive 65-storey block in Cherry Orchard Road. This is vastly out of proportion to the rest of the buildings in Croydon and its planned height - if the building is needed at all - should be reduced.</p> <p>Why has nothing been done with the former Essex House site, with its close proximity to East Croydon station?</p>		No change	This site has planning permission and it would be unrealistic to expect a lessor form of development on it now. The former Essex House site also has planning permission and the Council is waiting for development to commence.

3809/01/020/DM36.5/O	Mr Ian Leonard	Object	DM36.5 138	My main concern about the proposals for Addiscombe and East Croydon is that the Council is not amending its tall buildings policy. When the Menta planning application for a 50+ storey tower on Cherry Orchard Road was approved by the previous Conservative Council, both Labour councillors and our local MP for Central Croydon agreed that very tall buildings were not appropriate on this site. However, now that they are running the Council those same councillors have not changed the previous Council's policy. Why? Apparently, the MP for Central Croydon will be calling on the Council to amend its tall buildings policy so that the tallest buildings have to be in the centre of town, not right on the edge of the tall buildings zone next to two-storey residential housing.		No change	Any application put forward for the redevelopment of the site will be considered on its merits. The uses of the site are considered appropriate and the site will continue to be allocated for same.
3930/01/001/DM36.5/O	Mr & Mrs Shutter	Object	DM36.5 138	We are writing to voice my our objections to the council's planning policy. Specifically we object to: The continued approval of the 50-storey Menta Tower which when in opposition, your party agreed that very tall buildings were not appropriate to the site. Having voted for your party on the basis of your objection to the tower I am very disappointed that you have taken no steps to prevent its construction.		No change	The scheme has been consented to and the permission has technically been implemented. In light of this, the permission will not expire.
2161/01/001/DM36.5/O	<i>Guildhouse Rosepride LLP</i>	Object	DM36.5 142	The allocation should include Voyager House to reflect longstanding Council aspirations and allow for development that optimises the site's potential, including for over 900 homes. Some element of retail should be included within the allocation as the site is in an accessible location close to the primary shopping frontage. This would create greater flexibility in terms of the deliverability of any commercial element of the site. Including Voyager House within site 142 would enable optimal development at this location, securing sustainable regeneration across a wider area and creating a catalyst for the realisation of other schemes in the local context. The inclusion of Voyager House would also help deliver important place-making benefits for the Wellesley Road frontage.	The allocation should include Voyager House.	Change	The allocation will be amended to include Voyager House. It is not considered appropriate to allocate the site to include retail uses as the site is located beyond the Primary Shopping Area. A density will be applied of 419 - 441 to indicate the number of units that may be deliverable on the site. The number of units provided will be determined through any future planning application.

2843/01/016/DM36.5/O	<i>Minerva</i>	Object		DM36.5 162	The proposed use identified reflects the current planning permission for the site. The site could be appropriate for other uses in this town centre location which, in the interest of flexibility, the policy should not discount. Within the background 'Place Specific Policies' document, it is stated that any conversion needs to adhere to London Plan and Local Plan standards to "improve the sustainability of the development". As noted elsewhere in the document, the site has planning permission for conversion. In any event, the standard should be treated with flexibility in conversion schemes.	The site should consider other uses appropriate to the town centre location in addition to the current planning permission.	Change	The allocation will be amended to include other town centre uses, however any redevelopment of the site will be expected to meet the required standards.
0077/03/002/DM36.5/O	<i>Croydon Gateway Limited Partners</i>	Object	Soundness - Justified	DM36.5 172	The planning permission for this site includes a minimum of 7,285sqm up to a maximum of 10,900sqm of Class A floor space (including Class A1 retail).  The consented development on the site includes the surface car park to the north of Lansdowne Road. The overall number of homes set out in the proposed allocation for Site 172 is taken from the planning permission which includes site 243 (the surface car park) and this needs to be reflected in the proposed allocation.	Retail should be included in the preferred option to reflect the extant planning permission for the site.  The surface car park north of Lansdowne Road (site 243) should be included as part of Site 172.	Change	The allocation will be changed to reflect the extant planning permission on the site which provides 550 - 625 residential units, office space, retail, 400 sqm community uses, a replacement theatre of 200 seats and energy centre. Site 243 will also be made part of the allocation to reflect the extant planning permission.
2177/01/002/DM36.5/O	Miss Vanessa Garner <i>Network Rail Infrastructure Limited</i>	Object		DM36.5 172	Any development on this site needs to consider existing Station layout and services (ATM's and cycle facilities).		No change	Any development proposals for the site would be subject to consultation and Network Rail would be consulted as required.

2177/01/012/DM36.5/C Miss Vanessa Garner  
Network Rail Infrastructure Limited

Comment Soundness - DM36.5  
Effective 172

Network Rail notes that there are a number of sites adjacent to the Railway and attach a standard response which sets out the issues that need to be considered. In particular with large new developments there is a concern about the risk of trespass and all new developments should have proper and suitable boundary fencing. The risk of greater flooding and drainage that new developments could potentially have on the Network Rail infrastructure and we would not want any increase of flooding or the increase in run off onto Railway Infrastructure.

No change

Any development proposals for the site would be subject to consultation and Network Rail would be consulted as required.

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

Future maintenance  
The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the

applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

#### Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

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2683/01/005/DM36.5/S Mr & Mrs Iles

Support

DM36.5  
174

There are many, many empty sites in Croydon that are not mentioned. For example a large site near the Three Penny Bit by East Croydon station has been empty for as long as we can remember.

Welcome support

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3380/01/001/DM36.5/S	Sylvia Dibbs	Support	Soundness - Justified	DM36.5 174	<p>I am expressing my extreme disquiet over the cavalier 'development' plans proposed by the current Croydon Council, especially in my own area, Shrublands and Shirley.</p> <p>I can well imagine there is council property that is lying empty. In my area, it has taken more than 15 years to bring two council properties back into use long after they became vacant and fell into extreme disrepair, namely the school keeper's house by Forest Academy (formerly Spring Park School) and the former Children's Home in Oak Avenue.</p> <p>In Croydon town centre there are office blocks that have been empty for decades. There is a large, vacant, building ready plot, in Addiscombe Road, between Park Hill Road and Addiscombe Grove, neglected for more than 15 years. The shops and near derelict dwellings above them on Station Road, West Croydon, are a disgrace to the Borough and badly need redevelopment.</p> <p>Until all such places have been developed, residential areas should not be considered and then only with great sensitivity to existing and future residents, who will want to find the green spaces the Shrublands and Shirley area is famous for.</p>	Welcome support		
2151/01/004/DM36.5/O	Mr Rod Davies <i>East Croydon Community Organisations</i>	Object		DM36.5 175	<p>Neither Cherry Orchard Rd nor the adjacent roads are suitable for parents to bring children to either on foot or by car. Cherry Orchard Rd is a key arterial road connecting the northeast of the borough to the centre. It is a very busy area in terms of all forms of road traffic, and to introduce significant numbers of children into the area would be to place them at risk. It is essential to retain office space in and around East Croydon station, especially lower cost property such as Stephenson House, in order to sustain and foster the Croydon economy and provide local employment opportunities. The proposed school is intended to cater for children from the north of the borough. It would be better to find opportunities for schools close to where these children live primarily to foster relationships between the future school and the community it serves. It is highly undesirable to "bus" children in from distant areas. The site has insufficient available space for outdoor activities.</p>	The site should not be allocated as a school.	No change	The site has been identified to meet the need for school places in the Opportunity Area.
2634/01/012/DM36.5/C	Charlie Fagan ARK	Comment		DM36.5 175	<p>This site would not be suitable for Ark due to being a mixed development.</p>		No change	Comment is noted.

2840/01/002/DM36.5/S	Edward Brown UBS	Support	DM36.5 175	The preferred approach is appropriate provided that a primary school can be reasonably accommodated on the Stephenson House site alongside commercial and/or residential which would both enhance the local area and make any potential development commercially viable.		Welcome support	
2942/01/011/DM36.5/O	Dr Anwar Ansair AA Homes and Housing	Object	DM36.5 176	The allocation in the Plan is for offices with residential and/or hotel with health care facility. This site has been in office use and still is in office use at present on the lower floors. Since 2013, it has had several prior approvals for conversion to flats and now holds consents for 134 units from the basement to the seventh floors. Work has commenced on the building. Under the terms of the GPDO 2015, the prior approvals can be commenced within 3 years from approval and the scheme comprising the 134 units was approved in July 2015 so the building has to be converted by July 2018. To include in a Plan running until 2036 a policy which states that the building can remain as offices then converted around 2026 to include a hotel or health club or other such town centre use compliant with policy SP3 as mentioned is unrealistic since there is no chance at all that this will happen. A more appropriate policy would need to take account t this is a building being in residential use by 2018. The building is already being worked on and is expected to be in use as flats by 2018. To state that the building will not change from its existing use as offices until 2026 is not realistic given the permissions that already exist for the site. The amount of housing units stated to be required is 26-62. This is not at all plausible especially given the size and number of floors. The building has consent for 134 units and this should be acknowledged for its contribution to the housing targets. The Council makes it clear that it has a shortfall of housing yet it is looking for windfall development of around 10000 units. It would be more realistic and more likely that the Plan overall will pass Examination if the Council acknowledges that some of the shortfall in housing units is already provided in this and other Prior Approval schemes. It would not be difficult to contact the landowners about which schemes are being implemented-they are already being consulted as part of the current process.	The site should be allocated for residential as it is currently being converted. The number of housing units should be increased to 134 units.	Change	As there is prior approval in place for a change of use to residential and this is currently under construction, the site will no longer be allocated within the Local Plan.

2177/01/013/DM36.5/C Miss Vanessa Garner  
Network Rail Infrastructure Limited

Comment Soundness - DM36.5  
Effective 184

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No change

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Network Rail strongly recommends the developer contacts [AssetProtectionsSussex@networkrail.co.uk](mailto:AssetProtectionsSussex@networkrail.co.uk) prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).

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2795/01/001/DM36.5/S

Support

DM36.5

Yes, redevelopment for the proposed uses outlined, offices, residential, hotel, class A2 (finance), would all be appropriate in this location along with any other town centre use.

Welcome support

*Telereal Trillium*

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186

2795/01/002/DM36.5/C	<i>Telereal Trillium</i>	Comment	DM36.5 186	Justification for Option It is stated within the specific policies that "the site has been identified by the NHS as being in an area with a need for additional healthcare facilities. The inclusion of healthcare facilities should be explored with the NHS before development takes place". It is considered that should a deliverable scheme be brought forward on the site that helps to achieve the strategic objectives for the area without input from the NHS, this should be treated on its own merits and not be precluded by the mention of NHS within this policy. We are unclear as to why the NHS requirements are included for this site and would suggest reference is removed.	We are unclear as to why the NHS requirements are included for this site and would suggest reference is removed.	No change	Reference to the NHS will remain as part of this allocation as there is an identified need for such services in the area. There is no expectation that the NHS would pay less than the market value for the site and so this should not jeopardise the site coming forward for development.
2795/01/003/DM36.5/C	<i>Telereal Trillium</i>	Comment	DM36.5 186	Phasing of Development -The landowner has stated that it is their intention to bring the site forward for development prior to 2020		Change	The site will remain as an allocation in the Local Plan, however the evidence of deliverability will be amended to reflect that there is known interest in the site. The phasing of development will also be amended to fall within the period 2016 - 2021.
2795/01/004/DM36.5/C	<i>Telereal Trillium</i>	Comment	DM36.5 186	Evidence of Deliverability - The landowner has indicated that the site would be developed by themselves or by Joint Venture with another party.		Change	The site will remain as an allocation in the Local Plan, however the evidence of deliverability will be amended to reflect that there is known interest in the site. The phasing of development will also be amended to fall within the period 2016 - 2021.
2795/01/005/DM36.5/C	<i>Telereal Trillium</i>	Comment	DM36.5 186	Number of Homes:The actual capacity of the site would be tested and confirmed through a proper feasibility and planning process.		No change	The number of homes is calculated to take into consideration the area of the site and the current and potential character of the surrounding area whilst also applying the measures as set out in the London Plan. Should a planning application be submitted, further consideration will be given to the number of units proposed, whether this is suitable, or if it is considered an over-development of the site.
2637/01/004/DM36.5/S	<i>Metropolitan Properties (Provincial)</i>	Support	DM36.5 192	In line with the redevelopment aims of the Croydon Opportunity Area and the Fairfield Masterplan area Metropolitan Properties would like to bring the site forward for mixed use redevelopment		Welcome support	

2637/01/001/DM36.5/S		Support	DM36.5 192	Metropolitan Properties' Site, Suffolk House, has been put forward as a proposed site specific allocation. This site is allocated for mixed use development with offices or residential dwellings above retail units at ground level. Metropolitan Properties is supportive of this allocation as it will assist in the development aims of both the Croydon Opportunity Area and the Fairfield Masterplan. Metropolitan Properties area also supportive of the flexibility of uses proposed. Metropolitan Properties would like to work with the London Borough of Croydon to develop the preferred development option further	Welcome support	
2637/01/003/DM36.5/C		Comment	DM36.5 193	Essex House lies to the east of Norwich Union House. The site is allocated for mixed use development with offices or residential dwellings above retail units at ground floor level. Metropolitan Properties is supportive of mixed use development in the locality of George Street however, notes that it is imperative that any forthcoming design proposals for this plot would not prejudice future development of both 96 George Street and other neighbouring site (for example, in terms of daylight / sunlight).	No change	All planning applications are determined against policies of the Local Plan. This includes matters such as overlooking, outlook, daylight and sunlight.
2635/01/022/DM36.5/O	Paul Sandford Bourne Society	Object	DM36.5 194	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered	Welcome support	

The term "Civic Space" is inferior to the term "Town Hall Square" and if adopted, it would likely lead to an inferior space to that which was intended in the Masterplan reference MC1 and MC4 adopted by the Council in July 2012. A Town Hall Square opposite the Old Town Hall and the main Library entrance in Katharine Street capable of holding thousands of people.

A Square such as we see in other major and minor European cities which can be used for all kinds of civil ceremonies and as a place that shows the best architecture that the city has to offer. A square that has multiple uses. Isolated from through traffic and with multiple purposes. An outside space for ceremonies, concerts, speeches, presentations as well as remembrance events.

A hard surface, paved and partially cobbled. Not habitually used by vehicles. Possibly with a sculpture or memorial or fountain in the middle demonstrating civic pride and giving inspiration to the population of Croydon. European cities often use them for market days too. It's up to you but first of all you have to create the space and divert traffic flow away from it.

The allocation as a civic space supports and complements the "Town Hall Square" as set out in the Mid-Croydon Masterplan. Any redevelopment of the site will accord with the Local Plan and Mid-Croydon masterplan. "Civic space" does not alter the aspirations of this particular component of the Masterplan or what it will be used for, and its name will be defined through the planning application process.

Comment Soundness - DM36.5  
Effective 194

your terminology is wrong and may lead to an inferior outcome if not addressed.  
Presently you describe the preferred use as having a civic space". This is unsatisfactory because that could be either internal or external.  
The Mid-Croydon Masterplan calls for a "Town Hall Square" and that is what the wording should be on the LocalPlan.  
Left unchecked you are in danger of compromising the Strategic Objectives of the Local Plan under the heading "A Place to Belong" and "A Place with a Sustainable Future" SO 7 in particular -"Conserve and create spaces and buildings that foster safe, healthy and cohesive communities"  
SO 8- Improve accessibiilty, connectivity, sustainability and ease of movement to, from and within the borough.  
As presently written you are in danger of under-delivering a scheme to the people of Croydon which could be so much better.  
We need an exterior ceremonial space that can accommodate many hundreds if not thousands of people in the open air around the memorial statue opposite the Town Hall as other major European Cities usually have. You the Council should decide what space is required and not be cow towed by the developer in whose prima facie interest is to minimise public realm space and maximise the amount of private office and interior space.

No change

The allocation as a civic space supports and complements the "Town Hall Square" as set out in the Mid-Croydon Masterplan. Any redevelopment of the site will accord with the Local Plan and Mid-Croydon masterplan. "Civic space" does not alter the aspirations of this particular component of the Masterplan or what it will be used for, and it's name will be defined thought the planning application process.

2843/01/017/DM36.5/O	<i>Minerva</i>	Object	DM36.5 194	This is a large site which is currently subject to early pre-application discussions. The development will be of significant scale with associated timescales and the content and make up of any scheme will inevitably be reviewed throughout the development process. Whilst any scheme is almost certainly going to include the identified residential and retail uses, other uses on the site should not be precluded on the site by the policy and the policy should provide this flexibility. It would be logical for this site to be extended to include the adjacent Seagas House site (reference 231) as both sites are within the same ownership and will likely come forward under one planning application. With reference to the background 'Place Specific Policies' document, it is considered that whilst the site is not situated in East Croydon, it could be suitable for office use. Part of the site is in a Conservation Area, but the majority is outside the Conservation Area. The number of homes suggested for the site is 88-504. It is unclear how these figures have been derived but the site clearly has significant capacity for residential development, and we think it would be inappropriate to put a range of units on the site at this	The allocation should be flexible enough to allow for other uses and should include Seagas House. The number of homes should be removed.	No change	It is not considered appropriate to include Segas House (site 231) within this allocation given its status as a listed building. Redevelopment of the site will therefore require particular sensitivity. The site lies within the Primary Shopping Area and can therefore accommodate other town centre uses in accordance with Local Plan policy. The range is calculated using density matrix within the Mayor of London's Housing SPG (2016) and applying the character of the extant character within the area as set out in the Croydon's Borough Typology. This gives an indicative range of what may be provided on the site. However all planning applications are decided on their merits and the number of units that are considered appropriate on the site will be determined as part of a planning application.
3804/01/030/DM36.5/S	Cllr L Hale <i>London Borough of Croydon</i>	Support	DM36.5 194	A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered;		Welcome support	

2177/01/014/DM36.5/C Miss Vanessa Garner  
Network Rail Infrastructure Limited

Comment Soundness - DM36.5  
Effective 196

Network Rail notes that there are a number of sites adjacent to the Railway and attach a standard response which sets out the issues that need to be considered. In particular with large new developments there is a concern about the risk of trespass and all new developments should have proper and suitable boundary fencing. The risk of greater flooding and drainage that new developments could potentially have on the Network Rail infrastructure and we would not want any increase of flooding or the increase in run off onto Railway Infrastructure.

No change

Any development proposals for the site would be subject to consultation and Network Rail would be consulted as required.

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

Future maintenance  
The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the

applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

#### Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

#### Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are

capable of falling within 3.0m of the boundary with Network Rail.

#### Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

#### Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

#### Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

#### Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling

arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

#### Noise and Vibration

The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

#### Vehicle Incursion

Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Network Rail strongly recommends the developer contacts [AssetProtectionsSussex@networkrail.co.uk](mailto:AssetProtectionsSussex@networkrail.co.uk) prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).

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2177/01/015/DM36.5/C Miss Vanessa Garner  
Network Rail Infrastructure Limited

Comment Soundness - DM36.5  
Effective 199

Network Rail notes that there are a number of sites adjacent to the Railway and attach a standard response which sets out the issues that need to be considered. In particular with large new developments there is a concern about the risk of trespass and all new developments should have proper and suitable boundary fencing. The risk of greater flooding and drainage that new developments could potentially have on the Network Rail infrastructure and we would not want any increase of flooding or the increase in run off onto Railway Infrastructure.

No change

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**Noise and Vibration**

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**Vehicle Incursion**

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2634/01/013/DM36.5/C	Charlie Fagan	Comment	DM36.5	The site is not suitable for Ark as it is too close to another academy.	No change	Comment is noted.
	ARK		201			

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2177/01/016/DM36.5/C Miss Vanessa Garner  
Network Rail Infrastructure Limited

Comment Soundness - DM36.5  
Effective 203

Network Rail notes that there are a number of sites adjacent to the Railway and attach a standard response which sets out the issues that need to be considered. In particular with large new developments there is a concern about the risk of trespass and all new developments should have proper and suitable boundary fencing. The risk of greater flooding and drainage that new developments could potentially have on the Network Rail infrastructure and we would not want any increase of flooding or the increase in run off onto Railway Infrastructure.

No change

Any development proposals for the site would be subject to consultation and Network Rail would be consulted as required.

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applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

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#### Piling

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#### Fencing

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#### Lighting

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arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

**Noise and Vibration**  
The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

**Vehicle Incursion**  
Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Network Rail strongly recommends the developer contacts [AssetProtectionsSussex@networkrail.co.uk](mailto:AssetProtectionsSussex@networkrail.co.uk) prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).

0120/02/012/DM36.5/O	<i>Addiscombe Residents Associatio</i>	Object	DM36.5 21	The proposal should have a Parcel Collection office and a cycle hub for those who travel on trains.	The allocation should include a parcel collection office	Change	The site has an extant planning permission for residential, hotel and/or office use as well as retail uses. It is considered appropriate for such uses, however it is considered a suitable site for a cycle hub and so will be included in the allocation. The provision of a parcel collection office is unlikely to come forward as the site is no longer owned by the Royal Mail and will not be commercially viable for a private developer to provide
0391/01/003/DM36.5/S	Mrs Mira Armour <i>HOME Residents Associaton</i>	Support	DM36.5 21	Royal Mail Sorting Office – we would SUPPORT the proposal to have here - the Parcel Collection office (easily accessible by residents ) - a cycle hub - for those that travel on by trains		Welcome support	

0391/02/003/DM36.5/S	Mrs Mira Armour <i>HOME Residents Associaton</i>	Support	DM36.5 21	Royal Mail Sorting Office – we would SUPPORT the proposal to have here - the Parcel Collection office (easily accessible by residents ) - a cycle hub - for those that travel on by trains		Welcome support	
2177/01/003/DM36.5/O	Miss Vanessa Garner <i>Network Rail Infrastructure Limited</i>	Object	DM36.5 21	The height of development on this site needs to bear in mind the future over-site development at the station.		No change	Any development proposals for the site would be subject to consultation and Network Rail would be consulted as required.
2605/01/012/DM36.5/O	Ian Broyd	Object	DM36.5 21	The proposal should have a Parcel Collection office and a cycle hub for those who travel on trains.	The allocation should include a parcel collection office	Change	The site has an extant planning permission for residential, hotel and/or office use as well as retail uses. It is considered appropriate for such uses, however it is considered a suitable site for a cycle hub and so will be included in the allocation. The provision of a parcel collection office is unlikely to come forward as the site is no longer owned by the Royal Mail and will not be commercially viable for a private developer to provide.
2691/01/007/DM36.5/C	<i>Hyde Housing Association</i>	Comment	DM36.5 21	We are supportive of the drive to enable development opportunities in the area. Table 11.9 site 21 refers to Hyde Housing Group's Addiscombe Square site. The site is situated adjacent Croydon East Railway Station where the incorporation of some retail uses are considered wholly appropriate for this location. Suggested rewording is as follows: Mixed use development incorporating residential and retail, subject to satisfying the sequential test. Alternative uses could also be explored, including a hotel and/or offices. There should be recognition that the redevelopment scheme could include the redevelopment of the Porter and Sorter Public House and improvements to Billington Hill.		No change	Sites are allocated based on their suitability of uses - should a proposal come forward in this location for retail uses; it would not be supported in the first instance (and is therefore not allocated as such) and would require a sequential test. The only exception to this in this instance is where retail development comes forward as part of the extant planning permission on the site.

2154/01/013/DM36.5/O	Ms Anna Arthur <i>Croydon Arts Network</i>	Object	Soundness - Effective 211	DM36.5	Last year there was debate about the future of SEGAS House and suggestions made that it should be turned into a community arts centre, museum and art gallery, local history centre, etc. The Council has designated it for housing use in the detailed site proposals for the Croydon Opportunity Area (Town Centre). The Arts Network is totally opposed to this proposed use. It considers that such a use would be inappropriate and difficult to achieve without comprising the exterior of the building. The Arts Network considers that a community use for the building will assist in linking the two sides of the proposed Cultural Quarter together on both sides of Wellesley Rd, and that it would provide an attraction for people to come into the Town Centre during the period of the closure of the Fairfield Halls.	Replace 'Residential conversion' by 'Arts and heritage centre' in the listing of SEGAS House in Detailed Policies & Proposals Table 11.9.	Change	The site lies within the Primary Shopping Area and can therefore accommodate other town centre uses in accordance with Local Plan policy, however the potential for community uses should be fully explored prior to any proposals for residential and/or retail uses on the site being considered. The site will not be safeguarded for community uses whereby development of this type may not occur.
2747/01/007/DM36.5/O	<i>Barratt Homes</i>	Object	DM36.5 211	Option 1 is misleading as it fails to make reference to planning application reference 15/01419/P & 15/01422/LB which is due for imminent determination and which will provide context to redevelopment of this site. This application seeks to deliver 232 residential units (well in excess of the 50 to 141 suggested in the draft policy). The site is well suited for retail development, up to the provision of existing, given its main street frontages and accessibility.	The allocation should reflect the planning applications 15/01419/P and 15/01422/LB.	Change	The allocation will be amended to reflect the extant planning permission on the site which will provide 232 residential units as part of an over all redevelopment of the site which includes reprovision of retail uses, car and cycle parking and a public square.	

3380/01/002/DM36.5/S Sylvia Dibbs

Support

Soundness - DM36.5  
Justified 211

I am expressing my extreme disquiet over the cavalier 'development' plans proposed by the current Croydon Council, especially in my own area, Shrublands and Shirley.  
I can well imagine there is council property that is lying empty. In my area, it has taken more than 15 years to bring two council properties back into use long after they became vacant and fell into extreme disrepair, namely the school keeper's house by Forest Academy (formerly Spring Park School) and the former Children's Home in Oak Avenue. In Croydon town centre there are office blocks that have been empty for decades. There is a large, vacant, building ready plot, in Addiscombe Road, between Park Hill Road and Addiscombe Grove, neglected for more than 15 years. The shops and near derelict dwellings above them on Station Road, West Croydon, are a disgrace to the Borough and badly need redevelopment.  
Until all such places have been developed, residential areas should not be considered and then only with great sensitivity to existing and future residents, who will want to find the green spaces the Shrublands and Shirley area is famous for.

Welcome support

2750/01/001/DM36.5/O

*Home Office*

Object

DM36.5  
218

The Home Office has concerns about the suggestion of a mixture of uses at both Lunar House and Apollo House. Owing to the nature of its functions the Home Office has concerns about sharing the sites with other uses / users for security reasons. This is due to the nature of the current operations on both sites (UK Visas and Immigration).  
Lunar House and Apollo House were built to operate as offices (Use Class B1a) and the Home Office wishes to ensure that the buildings can remain in office use for so long as required.

Change

The allocation which currently promotes office and residential and/or hotel (with healthcare facility if required by the NHS) will be amended to include, if the site is no longer required by the Home Office.

6471/02/001/DM36.5/O

*Egan Property Asset Management*

Object

DM36.5  
220

This site is within a location that the Opportunity Area Planning Framework (OAPF) identifies as being within a "Tall Buildings Area" (Figure 4.6 within the OAPF). Thus, there is potential for a tall building on this site (at least 40 storeys) which could deliver c.400 dwellings. The development potential of this site is not correctly being optimised in this allocation. There is heritage and design evidential justification for 40+ storeys at this location. It is important to facilitate the development of this site promptly in order that its development does not detract from the use and layout of the Whitgift scheme once that is implemented.

The allocation should identify the site as being in a Tall Buildings Area and can thus potentially deliver c.400 dwellings which can help address Croydon's requirement for housing land going forward.

No change

The use of residential has been established in principle however the number of homes can be considered through any forthcoming planning application. It is beyond the scope of the allocation to determine this definitively and the ranges applied to all sites are indicative and are subject to the surrounding character.

0120/02/006/DM36.5/O	Addiscombe Residents Associatio	Object		DM36.5 222	Whilst there is lots of good work in the documents on consultation some parts of the document show fundamental misconceptions. We give one as an example - we were not able to go over all so there might be more. Ref no 222 Multi story car park, 1 Whitgift Street Buildings on Wellesley Rd, next to old Alders' Car Park- this site is described as ideal for Residential development as it is "poor location for offices as it is too far from East Croydon?" The site is 5 min walk from East Croydon?! Who has decided that 5 minutes on foot is far?	Sites 5 minutes from East Croydon should not be considered too far.	No change	The site is located at a distance from the Office Retention Area where the Council actively promotes the retention and provision of office space in the area close to East Croydon Station. This is an area considered most appropriate to site these uses and is attractive in encouraging other businesses to relocate to this area.
2605/01/006/DM36.5/O	Ian Broyd	Object		DM36.5 222	Whilst there is lots of good work in the documents on consultation some parts of the document show fundamental misconceptions. We give one as an example - we were not able to go over all so there might be more. Ref no 222 Multi story car park, 1 Whitgift Street Buildings on Wellesley Rd, next to old Alders' Car Park- this site is described as ideal for Residential development as it is "poor location for offices as it is too far from East Croydon?" The site is 5 min walk from East Croydon?! Who has decided that 5 minutes on foot is far?	Sites 5 minutes from East Croydon should not be considered too far.	No change	The site is located at a distance from the Office Retention Area where the Council actively promotes the retention and provision of office space in the area close to East Croydon Station. This is an area considered most appropriate to site these uses and is attractive in encouraging other businesses to relocate to this area.
1610/02/006/DM36.5/C	Mr Sean Creighton Norbury Residents Association Joi	Comment	Soundness - Effective	DM36.5 231	SEGAS House  11.Given there have been proposals over the last two years for SEGAS House to be converted into a community facility such as a community centre, art gallery, new venue for the Council museum and local studies, why has it been designated for housing use?  12.Given the proposed closure of Fairfield Halls for two years as part of the Croydon College/Green redevelopment project why has SEGAS House not been seen as a potential temporary performance venue?		Change	The site lies within the Primary Shopping Area and can therefore accommodate other town centre uses in accordance with Local Plan policy, however the potential for community uses should be fully explored prior to any proposals for residential and/or retail uses on the site being considered.. The site will not be safeguarded for community uses whereby development of this type may not occur.

2749/03/001/DM36.5/O	Mr A Kennedy	Object	DM36.5 231	<p>SEGAS House is a Grade II statutorily listed building which is NOT suitable for housing, the internal and external features of which would be seriously affected if it were to be converted for that purpose.</p> <p>The building is much more suited to community, commercial or public use, the use for which it was designed and intended.</p> <p>The principal features which would be downgraded by any other use would be the extra large windows, the division of which into smaller units would be detrimental to the appearance of the building. The plan fails to meet Statutory Objectives 502, 505, SOG and S07</p>	<p>The best use for the building within the public, commercial, community realm would be as craft workshops, creative studios both in the artistic and digital industries, an industrial and craft centre shop, a gallery, museum and local information centre for visitors to Croydon and possibly and desirably with a performance space for 150 to 200 audience inside in an atrium or Shakespeare's Globe type theatre with banked seating</p> <p>The resulting development could then meet some of Croydon's strategic objectives namely:</p> <ul style="list-style-type: none"> <li>-SO 2 Fostering an environment where both existing, and new, innovative, cultural and creative enterprises can prosper</li> <li>- So 4 Reduce social, economic and environmental deprivation ... by...reducing unemployment, improving skills education...community and environmental conditions.</li> <li>- SO 5 Ensure that high quality new development both integrates, respects and enhances the borough's natural environment and built heritage.</li> <li>- SO 7 Conserve and create spaces and buildings that foster safe, healthy and cohesive communities.</li> </ul>	Change	<p>The site lies within the Primary Shopping Area and can therefore accommodate other town centre uses in accordance with Local Plan policy, however the potential for community uses should be fully explored prior to any proposals for residential and/or retail uses on the site being considered. The site will not be safeguarded for community uses whereby development of this type may not occur.</p>
2843/01/018/DM36.5/O	<i>Minerva</i>	Object	DM36.5 231	<p>The proposed use is "residential conversion". The site does not lend itself to a residential conversion, and indeed, extension to provide additional floorspace. Equally, the site could suit other town centre uses. It is a listed building and the policy should not preclude any viable town centre use of the building in future. It would be logical for this site to be extended to include the adjacent St Georges Walk, Katherine House and Park House site (reference 194) as both sites are in the same ownership and will likely come forward under one planning application. Within the background 'Place Specific Policies' document, reference is made to the site having capacity for 40 homes, this has not been tested and the actual figure will be derived from more detailed work.</p>	<p>Other uses apart from residential conversion should be considered and should be extended to include site 194.</p>	Change	<p>The site lies within the Primary Shopping Area and can therefore accommodate other town centre uses in accordance with Local Plan policy, however the potential for community uses should be fully explored prior to any proposals for residential and/or retail uses on the site being considered. It is not considered appropriate to include site 194 as part of this allocation as this site is a listed building and will require particular sensitivity in its redevelopment.</p>

2579/01/001/DM36.5/C	Mr Nick Clough LCR	Comment	Soundness - Effective 234	DM36.5 234	<p>This site is owned by LCR, we have been working with BDP and your colleagues in the Regeneration Team, within Development and Environment, for the past 12 months. A land owner's workshop was carried out at the start of the year to discuss our proposals and further masterplanning work carried out for the urban block. Can I suggest you discuss the site and the work with your colleague James Collier who I have copied in to this email.</p> <p>Proposals looked at both full redevelopment of the site and partial redevelopment and refurbishment. The leading schemes consulted on with the Council proposed mixed used development with between 310,000 - 550,000 sq.ft. of office and 290-340 residential units, along with the provision of new public squares and routes across the site, and around 7,000 sq.ft. of ancillary retail fronting public spaces.</p> <p>As the owner and likely developers we would seek to consider development following the expiry of key leases in 2021, rather than 2026. Due to the new routes through the site, scale of development potential and location between East Croydon Station and Westfield we would expect there to be ancillary ground floor retail in order to create a successful and sustainable place.</p>	<p>We would therefore suggest the following amendments:</p> <ul style="list-style-type: none"> <li>- Site area 0.84 ha</li> <li>- Height 18 storeys</li> <li>- The acceptance of ancillary retail at ground</li> <li>- Phasing of development post 2021</li> <li>- Incorporation of a summary of discussions with the landowner</li> </ul> <p>In relation to accommodating any NHS demand, we would be happy to do this subject to market price/ rent being offered for premises.</p>	Change	<p>The allocation will remain as that set out in the Preferred and Alternative Options however the phasing of the development of the site coming forward will be amended to post 2021. Retail uses in this location are not supported and will therefore not be put forward within the allocation. Any redevelopment of the site to include retail development will be subject to the relevant local plan policies and will require a sequential test.</p>
2750/01/002/DM36.5/O	Home Office	Object		DM36.5 236	<p>The Home Office has concerns about the suggestion of a mixture of uses at both Lunar House and Apollo House. Owing to the nature of its functions the Home Office has concerns about sharing the sites with other uses / users for security reasons. This is due to the nature of the current operations on both sites (UK Visas and Immigration).</p> <p>Lunar House and Apollo House were built to operate as offices (Use Class B1a) and the Home Office wishes to ensure that the buildings can remain in office use for so long as required.</p>		Change	<p>The allocation which currently promotes office and residential and/or hotel (with healthcare facility if required by the NHS) will be amended to include, if the site is no longer required by the Home Office.</p>

0077/03/003/DM36.5/O	<i>Croydon Gateway Limited Partners</i>	Object	Soundness - Justified	DM36.5 243	This site forms part of the wider Ruskin Square development. As the landowner we would not make the site available for a primary school and as such the preferred option is not deliverable. As landowner we intend to build out the site (subject to Reserved Matters approval) for residential use in accord with the outline planning permission. The site does not have permission for any use other than residential so the alternative use on this site (listed as residential and/or hotel and/or office is also not deliverable.	Remove proposed allocation for a primary school and include the site as part of site 172.	Change	As there is no willing landowner, the site has been identified as not being deliverable. The proposed allocation for a primary school has been removed.
2629/01/001/DM36.5/S	Jamie McFarland <i>Education Funding Agency</i>	Support		DM36.5 243	The Education Funding Agency has approved 3 new Free Schools currently looking for sites within Croydon. This site has been identified as being potentially suitable options for the permanent location of the Ark Bayes Primary Academy. We would welcome the opportunity to work with Croydon Council and the respective trust to make these sites available options for these schools.			Welcome support
2634/01/009/DM36.5/S	Charlie Fagan <i>ARK</i>	Support		DM36.5 243	We are aware that a planning application was submitted in 2011 including the site as part of a mixed development of offices and shopping units. The site itself is being proposed to be the parking for the development. However, if the proposed development were not to go ahead, we would certainly consider it as an option for the two-form entry primary school. - The site is situated in an area identified as having a requirement for additional primary places in the coming years. - The site is a good shape and size for a primary school. - The site is located in an area which meets the demographic criteria of Ark schools. - The site is located near Ark Oval Primary Academy and would therefore create an opportunity to establish a link between the two schools.			Welcome support

2177/01/017/DM36.5/C Miss Vanessa Garner  
Network Rail Infrastructure Limited

Comment Soundness - DM36.5  
Effective 245

Network Rail notes that there are a number of sites adjacent to the Railway and attach a standard response which sets out the issues that need to be considered. In particular with large new developments there is a concern about the risk of trespass and all new developments should have proper and suitable boundary fencing. The risk of greater flooding and drainage that new developments could potentially have on the Network Rail infrastructure and we would not want any increase of flooding or the increase in run off onto Railway Infrastructure.

No change

Any development proposals for the site would be subject to consultation and Network Rail would be consulted as required.

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

Future maintenance  
The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the

applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

#### Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

#### Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are

capable of falling within 3.0m of the boundary with Network Rail.

#### Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

#### Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

#### Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

#### Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling

arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

**Noise and Vibration**

The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

**Vehicle Incursion**

Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Network Rail strongly recommends the developer contacts [AssetProtectionsSussex@networkrail.co.uk](mailto:AssetProtectionsSussex@networkrail.co.uk) prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).

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2637/01/002/DM36.5/S

Support

DM36.5

247

96 George Street to the East of Suffolk House, has been put forward as a site specific allocation (Reference number 247). The identified preferred option for this site is for offices with residential development (19 to 52 units) or hotel and/or retail. Metropolitan Properties is supportive of this allocation as it will assist in the development aims of both the Croydon Opportunity Area and the Fairfield Masterplan.

Welcome support

*Metropolitan Properties (Provincial*

Note: rep. (2807) of the landlord also supports designation

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2942/01/014/DM36.5/O	Dr Anwar Ansair AA Homes and Housing	Object	DM36.5 312	<p>The allocation in the Plan is for offices with residential and/or hotel with health care facility. This site has been in office use and this ceased in November 2014. Since 2013, it has had several prior approvals for conversion to flats and now holds consents for 62 units from the basement to the tenth floors. Work has commenced on the building. Under the terms of the GPDO 2015, the prior approvals can be commenced within 3 years from approval and the scheme comprising 56 of the units was approved in August 2015 so the building has to be converted by August 2018. To include in a Plan running until 2036 a policy which states that the building can remain as offices then converted around 2026 to include a hotel or health club or other such town centre use compliant with policy SP3 as mentioned is unrealistic since there is no chance at all that this will happen. A more appropriate policy would need to take account t this is a building being in residential use by 2018. For the reasons outlined above- the building is already being worked on and is expected to be in use as flats by 2018. To state that the building will not change from its existing use as offices until 2026 is not possible given the permissions that already exist for the site. The amount of housing units stated to be required is 13-36. This is not at all realistic especially given the size and number of floors. The building has consent for 62 units and this should be acknowledged for its contribution to the housing targets. The Council makes it clear that it has a shortfall of housing yet it is looking for windfall development of around 10000 units. It would be more realistic and more likely that the Plan overall will pass Examination if the Council acknowledges that some of the shortfall in housing units is already provided in this and other Prior Approval schemes. It would not be difficult to contact the landowners about which schemes are being implemented-they are already being consulted as part of the current process.</p>	<p>The site should be allocated for residential as it is currently being converted. The number of housing units should be increased to 62 units.</p>	Change	<p>As there is prior approval in place for a change of use to residential and this is currently under construction, the site will no longer be allocated within the Local Plan.</p>
3468/01/004/DM36.5/O	Mr Chima Amiaka New Life Croydon	Object	DM36.5 375	<p>The red line boundary should also include the parcel of land fronting Ruskin Road as this will otherwise become redundant land.</p>	<p>Include the land fronting Ruskin Road in the allocation</p>	Change	<p>The land on Ruskin Road will be included as part of the site allocation as it is part of the site.</p>

3468/01/005/DM36.5/O	Mr Chima Amiaka <i>New Life Croydon</i>	Object	DM36.5 375	With regard to the phasing of the development and the evidence of deliverability, the owners of the site are currently undertaking pre-application discussions with the Council (Reference 15/4747/PRE) and there is therefore strong community and developer interest and significant potential for development sooner than 2026	Change the phasing of the site to before 2026.	Change	The phasing has been amended in light of the comments and is now anticipated to be delivered between 2021 - 2026.
3468/01/003/DM36.5/O	Mr Chima Amiaka <i>New Life Croydon</i>	Object	DM36.5 375	The dividing line between the two sites is down the centre of the current access road to the shared parking and servicing area. One half of the site cannot therefore be developed without the other unless separate accesses are to be provided. This further prejudices the successful development of both sites and does not make optimum use of urban land.	Sites 375 and 178 should be seen as one site.	No change	The two site allocations reflect the current planning permission for the southern part of the site which could be implemented. The fact that there are two allocations would not preclude both sites being brought forward as one development.
3468/01/002/DM36.5/O	Mr Chima Amiaka <i>New Life Croydon</i>	Object	DM36.5 375	The site allocations as written suggest that a B1 use needs to be retained at the southern end closest to the town centre (Site 178) and that a D1 use is acceptable at the northern end of the site, furthest away from the town centre (Site 375). This is illogical as the community uses should be positioned in that part of the site closest to the Town Centre where the building and active use can face towards the open spaces, town square and former chapel building at Reeves Corner. This arrangement will also offer the opportunity to improve the relationship of buildings and spaces, and provide appropriate and compatible uses to the adjoining Tramstop. We question whether it is appropriate to encourage ground floor residential units directly adjacent the busy and noisy Tramstop, below a flyover. A community or commercial use would be more compatible. As the site allocations are currently written, any D1 use is restricted to the northern part of the site, in a location that is remote from the Centre and where it would potentially conflict with adjoining uses.	The D1 one use should not be restricted to the northern part of the site.	No change	There is no permanent community use on the southern part of the site so it cannot be included as part of an allocation.

3468/01/001/DM36.5/O	Mr Chima Amiaka New Life Croydon	Object	DM36.5 375	Site 375 is described as No.7 New Cairo Road. There is no such number. The Council appear to be defining 5 Cairo New Road as two distinct sites, when that is not the case. Both sites are known as 5 Cairo New Road, with the buildings originally constructed for use as a single factory, with a central access point between two factory buildings, a service yard at the rear, and an inter-connecting pedestrian bridge between the two buildings. Whilst the two connected buildings are under different ownership and their uses are no longer for factory purposes they are nevertheless connected and visually coherent as a whole. Both owners are currently considering the potential for redevelopment. It is inappropriate for the Council to suggest that the site of 5 Cairo New Road can be split into two and developed as two separate entities. The splitting of the site into two does not encourage a comprehensive or high quality development that will satisfy the Council's aims and objectives for this area, and it will hinder the feasibility of any project.	Sites 375 and 178 should be seen as one site.	Change	The name of the site will be amended to reflect that there is no 7 Cairo New Road.
3581/01/002/DM36.5/O	Mercy Sambol	Object	DM36.5 375	I am writing to oppose the planning permission application number 15/04748/P for 5 Cairo New Road, Croydon, CR0 1XP. This application must not be granted because of: 1.The tram 2.Traffic For years the situation around the tram (Reeves Corner) has been so smooth, because the area has been less congested. If the planning permission is granted, there will so much congestion and traffic will be something else. 5 New Cairo Road is not designed for residential purpose, considering the location and therefore, the planning permission application must be refused with no right of appeal. I am a tram user and work in Croydon and I support friends, family and residents of Croydon. The tram is the most wonderful thing that has ever happened to Croydon to decrease traffic congestion.	No change	The site has been consented to, was considered on its merits and took into account the traffic impacts generated by the site.	

1592/01/012/DM36.5/O	<i>Croydon Partnership Ltd</i>	Object	DM36.5 393	The Whitgift Centre is listed at ref. no. 393 of Table 11.9 with a proposed use identified as "Expansion of shopping centre, improved transport infrastructure, public realm and residential development". We consider that the wording cited within Table 11.9 is not accurate as it stands and suggest that reference to "improved transport infrastructure" be removed. This is on the basis that while the Whitgift Centre development proposals will result in improved transport infrastructure for the Borough as a whole, as far as the allocation goes, the site will not specifically deliver transport infrastructure, only parking. We therefore consider that the text as currently drafted is misleading and would request that this reference be removed.	The reference to improved transport infrastructure should be removed.	Change	Reference to "improved transport infrastructure" will be removed from the Proposed Use, as it is not considered necessary. Reference to a car park will be included however as this is part of what is proposed for the site and will fall within the site boundary.
1956/03/005/DM36.5/C	Kevin Smith <i>Croydon TUC</i>	Soundness - Effective	DM36.5 393	<p>The Council is staking a lot on the alleged benefits of the redevelopment of the Whitgift Centre by the developers Westfield and Hammerson's Croydon Partnership. The working group is not convinced that these benefits will be for residents, but are mainly aimed to attract better-off customers from Surrey, Sussex and Kent.</p> <p>10. The development of the Whitgift Centre redevelopment claim that 5,000 jobs mainly in retail and leisure and c 4,000 in construction are promised. But uncertainties are also leading to the loss of current jobs.</p> <p>11. It is likely that many existing businesses will struggle to survive when they have to close or re-locate for the Whitgift Centre to be demolished. Those seeking to move into the new Centre will face higher rental costs of the new shop floor space and business rates compared with current levels. Existing businesses have no guarantee they will be able to move into the new Centre. Most jobs will be low wage retail and leisure jobs, many part-time.</p>	No change	There is no policy that would seek to provide affordable retail units and so in that respect cannot be considered a requirement. Furthermore, it is considered that there are affordable retail units already within the surrounding area that would meet a need should that arise.	

2041/06/001/DM36.5/C

McKay Securities

DM36.5

489

Policy DM36.5 refers to the allocated sites for development set out in Table 11.9. The reference to Corinthian House, 17 Lansdowne Road (ref number site 489), was considered in our response to the informal consultation exercise dated 10 June 2015, and we would like these comments to also be taken into account in respect of this current consultation exercise.

For the reasons set out in that letter the Preferred Use should be amended to make clear it is a site suitable for redevelopment, and should state:

"Residential and/or any town centre use including hotel and offices. Retail use will be acceptable if the sequential and impact tests can be met."

The reasons for the preferred use also set out in our letter dated 10 June 2015 should also be taken into account in respect of this consultation.

he Preferred Use should be amended to make clear it is a site suitable for redevelopment, and should state:

"Residential and/or any town centre use including hotel and offices. Retail use will be acceptable if the sequential and impact tests can be met."

No change

The proposed use of the site is "retention of offices with residential conversion, and/or hotel (with healthcare facility if required by the NHS)" and is therefore identified as a site for development/redevelopment. It is not considered appropriate to identify this site as suitable for other uses as set out in the representation as this would not achieve the objectives of the Office Retention Policy and would also create a tension with town centre policies which promote retail in suitable areas. Sites are allocated based on their suitability of uses - should a proposal come forward in this location for retail uses; it would not be supported in the first instance (and is therefore not allocated as such) and would require a sequential test.

3349/01/011/DM36.5/O

Mr Richard Jeffries

Object

DM36.5

522

Other Sites that the Council should reconsider instead of both Coombe Lodge Nurseries and Coombe Farm are the following:

- 16 - Heath Clark playing fields, Stafford Road, Waddon
- 120 - Timebridge Community Centre, Field Way, New Addington
- 518 - Land adjacent to 103 Goodenough Way, The Admirals Walk, Old Coulsdon
- 522 - Wandle Road surface car park, Wandle Road, Croydon Opportunity Area
- 536 - Land of former Croydon Airport runway, south of Imperial Way, Waddon
- 552 - Land adjacent to Ashburton playing fields at rear of 2-88 Coleridge Road, Addiscombe
- 553 - By Pavilion Playing Fields, Purley Way, Waddon
- 632 - Land south of Threehalfpenny Woods, Kent Gate Way, Bridle Way, Addington
- 636 - Land west of Timebridge Community Centre, Lodge Lane, Elmside, Addington
- 767 - Cane Hill-south part, Hollymeoak Road / Portnalls Road, Coulsdon

Use as a Gypsy and Traveller site

No change

The majority of the site is in flood zone 3a, and in accordance with the National Planning Practice Guidance, caravans (which are a "Highly Vulnerable" use) are not considered appropriate in such locations.

4043/01/001/DM36.5/O Ms S Rhys-Davies

Object

DM36.5  
522

Objection - suggested alternative sites below:  
522, Wandle Road surface car park, Wandle Road, Croydon Opportunity area

No change

As part of the assessment and selection of sites for Gypsy and travellers, this site was considered. Since the proposed site is situated within the COA and is ideally located for a district energy centre, bus stand and residential development. The majority of the site is in flood zone 3a, and in accordance with the National Planning Practice Guidance, caravans (which are a "Highly Vulnerable" use) are not considered appropriate in such locations.

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2177/01/018/DM36.5/C Miss Vanessa Garner  
Network Rail Infrastructure Limited

Comment Soundness - DM36.5  
Effective A198

Network Rail notes that there are a number of sites adjacent to the Railway and attach a standard response which sets out the issues that need to be considered. In particular with large new developments there is a concern about the risk of trespass and all new developments should have proper and suitable boundary fencing. The risk of greater flooding and drainage that new developments could potentially have on the Network Rail infrastructure and we would not want any increase of flooding or the increase in run off onto Railway Infrastructure.

No change

Any development proposals for the site would be subject to consultation and Network Rail would be consulted as required.

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

Future maintenance  
The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the

applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

#### Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

#### Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are

capable of falling within 3.0m of the boundary with Network Rail.

#### Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

#### Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

#### Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

#### Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling

arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

**Noise and Vibration**  
 The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

**Vehicle Incursion**  
 Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Network Rail strongly recommends the developer contacts [AssetProtectionsSussex@networkrail.co.uk](mailto:AssetProtectionsSussex@networkrail.co.uk) prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).

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0077/03/004/DM36.5/C	<i>Croydon Gateway Limited Partners</i>	Comment	Soundness - Justified	DM36.5 A200	We support the alternative option for this site (use as residential development) given the plan period runs to 2036 and the strategic approach towards car parking in the Croydon Opportunity Area (car parking requires rationalisation to ensure car parks are where they are needed to be to serve businesses and the residential community).	Allocate the site for residential development.	Change	The site can be allocated for residential development and and for use as a public car park.
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2177/01/019/DM36.5/C Miss Vanessa Garner  
Network Rail Infrastructure Limited

Comment Soundness - DM36.5  
Effective A238

Network Rail notes that there are a number of sites adjacent to the Railway and attach a standard response which sets out the issues that need to be considered. In particular with large new developments there is a concern about the risk of trespass and all new developments should have proper and suitable boundary fencing. The risk of greater flooding and drainage that new developments could potentially have on the Network Rail infrastructure and we would not want any increase of flooding or the increase in run off onto Railway Infrastructure.

No change

Any development proposals for the site would be subject to consultation and Network Rail would be consulted as required.

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
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- over-sail or encroach upon the air-space of any Network Rail land
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applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

#### Drainage

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#### Piling

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#### Fencing

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2177/01/020/DM36.5/C Miss Vanessa Garner  
Network Rail Infrastructure Limited

Comment Soundness - DM36.5  
Effective A240

Network Rail notes that there are a number of sites adjacent to the Railway and attach a standard response which sets out the issues that need to be considered. In particular with large new developments there is a concern about the risk of trespass and all new developments should have proper and suitable boundary fencing. The risk of greater flooding and drainage that new developments could potentially have on the Network Rail infrastructure and we would not want any increase of flooding or the increase in run off onto Railway Infrastructure.

No change

Any development proposals for the site would be subject to consultation and Network Rail would be consulted as required.

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- affect the safety, operation or integrity of the company's railway and its infrastructure
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**Noise and Vibration**

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Network Rail strongly recommends the developer contacts [AssetProtectionsSussex@networkrail.co.uk](mailto:AssetProtectionsSussex@networkrail.co.uk) prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).

2077/03/002/DM36.5/O	Mr David Page <i>Mid Croydon Conservation Area A</i>	Object	DM36.5 A27	The alternative is totally inappropriate for a site of such historical importance.	No change	The site was consulted upon as an alternative option. It will not be included in the Proposed Submission draft of the Local Plan as there was no support for the alternative option.
0086/02/001/DM37/S	Mr Andy Quinn	Support	DM37	Generally approve of plans for Crystal Palace. The area does need greater co-operation with adjoining boroughs and greater emphasis on public realm.	No change	The Councils welcome support for Policy DM37

2128/03/010/DM37/C	Cllr Steve O'Connell AM	Comment	DM37	A policy to promote the burgeoning cultural and creative quarter that is developing in the triangle should be framed, in a similar vein to the proposed Restaurant Quarter policy, DM7.	A policy to promote the burgeoning cultural and creative quarter that is developing in the triangle should be framed, in a similar vein to the proposed Restaurant Quarter policy, DM7.	No change	The Restaurant Quarter policy is specifically aimed at having a flexible approach towards A3 and A4 uses within the frontages .For cultural and community uses DM18.1 is more relevant as this policy aims to ensure the provision of a newnetwork of community uses that still serves the community.  It should also be noted that changes to DM5 would allowi B1 uses in Secondary Retail Frontages in some instances
3804/01/033/DM37/C	Cllr L Hale <i>London Borough of Croydon</i>	Comment	DM37	A policy to promote the burgeoning cultural and creative quarter that is developing in the Upper Norwood triangle should be framed, in a similar vein to the proposed Restaurant Quarter policy, DM7;		No change	The Restaurant Quarter policy is specifically aimed at having a flexible approach towards A3 and A4 uses within the frontages .For cultural and community uses DM18.1 is more relevant as this policy aims to ensure the provision of a newnetwork of community uses that still serves the community.  It should also be noted that changes to DM5 would allow B1 uses in Secondary Retail Frontages in some instances
1506/01/001/DM37/O	<i>Antenna Ltd</i>	Object	DM37 28	The site allocation is welcomed but the allocation of site no.28 solely for a cultural and creative industries enterprise centre misses an opportunity to achieve an enhanced redevelopment of the site to include an expanded recording studio as well as a remodelled market, further commercial space and residential accommodation. A more comprehensive redevelopment would offer an enhanced sustainable commercial and residential site, retaining and improving the existing market and studio uses. This would contribute well to the Croydon Vision and Strategic Objectives.	As indicated in pre-application advice received from the Council, a revised scheme is required. A revised scheme will offer a more sustainable and viable mixed use redevelopment incorporating the expansion of the existing recording studio and market in addition to new commercial and residential space.  Please refer to the attached documents submitted alongside this representation relating to a proposed redevelopment scheme that has been considered through the Council's pre-application process.	No change	If the existing recording studio is seeking to expand it would be subject to a planning application and dealt with it on its merits although there would be no objection in principle

2173/01/001/DM37/O	Anna- Katrina Hastie	Object	Soundness - Effective DM37 28	We wish to make known that we would raise concern about any development across the road from us if it was not in keeping with the conservation area - ideally the facades and entry point and courtyard would be kept as they are. Our house relies on this layout as all of our natural day light especially on the ground floor comes from this formation of buildings. Any change to this layout would result in a total lack of daylight due to the proximity of the original buildings. The gateway to the current market allows a significant amount of light to enter our ground floor.	No change	The comments are noted but any redevelopment of this site would be subject to the planning application process which would include the consideration of existing planning policies and the impact on the surrounding area.
2190/01/001/DM37/S	Mr Martin Jessup	Support	DM37 28	I believe that this site should continue to be a Cultural & Creative area of Interest ie. Artist studios. We are opposed to any change of use to residential or commercial.	Welcome support	
2813/01/001/DM37/C	Lindsey Lawson	Comment	DM37 28	The respondent neighbours the site and requests the following - that the space between the new development and the borders of their property permit space for vehicle access as laid out in the property deeds. The respondent would like to view the architectural drawings of any prospective plans for the site. There are severe geological subsidence problems in the area; what steps will be taken to ensure the properties in Haynes Lane won't be affected by the impacts of construction. What steps will be taken to install better street lighting to the bottom part of the street as the cultural centre might take the little light that we have? The respondent requests that the Organic Farmers Market will be retained on Saturdays.	No change	The proposals for the site do not circumvent the need for planning permission to be sought. All development would need to comply with Building Regulations, beyond the legislation which underpins the planning system but does ensure that construction is to a set standard. Should any planning application be submitted for the site, this would be made publically available on the Council's website and comments are invited during a consultation period. An assessment of the groundworks would be required should the planning department consider this necessary before any excavation/construction at the site takes place. The installation of street lighting is not a matter which can be taken into consideration as part of this consultation process. It is not the intention of the Local Plan to remove the Organic Farmers Market.

7316/01/002/DM37/O	Mrs Nikki Constantinides	Object		DM37 357	<p>The area referred to (357) works well as it is. Building on this site would not be beneficial. Hundreds of people work in the shops there, any resulting job losses would have devastating effects. The area doesn't need to be further developed there.</p> <p>Referring to ref no 357 Norwood Heights Shopping Centre, Westow Street. I think sainsburys supermarket and smaller retail units are fit for purpose, the Council may think it has potential for redevelopment but I think that area of the "triangle" is fine as it is. It has a thriving Sainsbury's supermarket, parking for sainsburys and the surrounding independent shops and restaurants and a lovely garden centre that is there, and Westow Park, the community centre and salvation army. This area has a lot of residential locations already, and has become very popular for shopping, eating and visiting the parks. It doesn't need to be disrupted. The one way system at present just copes with what's going on there.</p> <p>Everyone I have discussed this with is not in favour of the proposed changes!</p>	No change	<p>Site 357 at Norwood Heights Shopping Centre has a proposed site allocation for mixed use development comprising retail, community use and residential. Redevelopment of this site would meet an identified need for mixed use in this area</p>
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7332/01/001/DM37/O	Sheila J Rogers <i>Highland Lodge Management Co.</i>	Object	Soundness - Justified	DM37 357	<p>The owners of the flats at Highland Lodge, who collectively form the Highland Lodge Management Company Ltd disapprove of the proposals for the redevelopment of the Norwood Heights site for up to 223 homes. Even the minimum number expressed (39 homes) would be a cause of further strain in an area that has seen additional housing development which has caused considerable stress on local amenities and transport.</p> <p>The proposed number of homes could only be achieved by building a taller building on the site of the supermarket or by building on the garden centre and car park. Neither of these would be acceptable in the context of the Conservation Area status of the area. In fact they would destroy features such as the view from Westow Park.</p> <p>We would also point out that there are other sites in the Westow Street area which have the potential for limited development without excessively damaging the Conservation Area.</p>	No change	<p>Site 357 at Norwood Heights Shopping Centre has a proposed site allocation for mixed use development comprising retail, community use and residential. Redevelopment of this site would meet an identified need for mixed use in this area. Issues concerning the number of residential units and heights of proposed buildings would be dealt with on their merits if and when any planning application was submitted</p>
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1926/01/033/DM37/C	Councillor Luke Clancy	Comment	Soundness - Effective	DM37 82	Site 82, St John the Evangelist Vicarage, Sylvan Road. Any redevelopment must take care not to damage the setting of the vicarage but rather to enhance it	No change	Redevelopment of this site would help meet the need for new homes in the borough although any planning application for development would have to take account of SP5 which protects community uses including churches. This should also consider given to the setting	
2056/01/017/DM37/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment		DM37 82	Site 82, St John the Evangelist Vicarage, Sylvan Road. Any redevelopment must take care not to damage the setting of the vicarage but rather to enhance it;	No change	Redevelopment of this site would help meet the need for new homes in the borough although any planning application for development would have to take account of SP5 which protects community uses including churches. This should also include consideration given to the setting	
2062/01/033/DM37/C	Councillor Jason Perry <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM37 82	Site 82, St John the Evangelist Vicarage, Sylvan Road. Any redevelopment must take care not to damage the setting of the vicarage but rather to enhance it	No change	Redevelopment of this site would help meet the need for new homes in the borough although any planning application for development would have to take account of SP5 which protects community uses including churches. This should also include consideration given to the setting	
2071/01/033/DM37/C	Councillor Mario Creatura <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM37 82	Site 82, St John the Evangelist Vicarage, Sylvan Road. Any redevelopment must take care not to damage the setting of the vicarage but rather to enhance it	No change	Redevelopment of this site would help meet the need for new homes in the borough although any planning application for development would have to take account of SP5 which protects community uses including churches. This should also include consideration given to the setting	
2128/03/009/DM37/C	Cllr Steve O'Connell AM	Comment		DM37 82	Any redevelopment must take care not to damage the setting of the vicarage but rather to enhance it;	Any redevelopment must take care not to damage the setting of the vicarage but rather to enhance it;	No change	The impact of any redevelopment on the vicarage will be assessed through the Development Management process.

2448/01/033/DM37/C	Andy Stranack <i>Croydon Council</i>	Comment	Soundness - Effective	DM37 82	Site 82, St John the Evangelist Vicarage, Sylvan Road. Any redevelopment must take care not to damage the setting of the vicarage but rather to enhance it	No change	Redevelopment of this site would help meet the need for new homes in the borough although any planning application for development would have to take account of SP5 which protects community uses including churches. This should also include consideration given to the setting	
2635/01/023/DM37/O	Paul Sandford <i>Bourne Society</i>	Object		DM37 82	Site 82, St John the Evangelist Vicarage, Sylvan Road. Any redevelopment must take care not to damage the setting of the vicarage but rather to enhance it	No change	Site 82, St John the Evangelist Vicarage, Sylvan Road.  Any redevelopment would seek to ensure that the setting of the vicarage would not be harmed through the submission of a planning application	
2657/01/002/DM37/O	Rebecca Pullinger <i>CPRE London</i>	Object	Soundness - Effective	DM37 82	A large number of the sites allocated for development through Detailed Policies and Proposals may result in the loss of green space. This appears to run counter to the Borough's Strategic Objective 10 (The need to utilise brownfield areas first) and could be replaced with a goal to promote good quality high density developments that protect Croydon's green spaces. Even undesignated green spaces provide important ecosystem services to Croydon's growing population.  We are concerned about the potential loss of green space, which includes features that may be used by local community groups such as Scouts.	The Council should provide additional text in these policies to encourage developers to propose good quality, high density developments which promote the protection and enhancement of green space.	No change	Redevelopment of this site would help meet the need for new homes in the borough although any planning application for development would have to take account of SP5 which protects community uses including churches. Any redevelopment should also include consideration given to the setting including the garden land in the grounds of St Johns Church
2775/01/033/DM37/C	Cllr Tim Pollard <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM37 82	Site 82, St John the Evangelist Vicarage, Sylvan Road. Any redevelopment must take care not to damage the setting of the vicarage but rather to enhance it	No change	Redevelopment of this site would help meet the need for new homes in the borough although any planning application for development would have to take account of SP5 which protects community uses including churches. Any redevelopment should also include consideration given to the setting of the vicarage	

2776/01/033/DM37/C	Cllr Helen Pollard <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM37 82	Site 82, St John the Evangelist Vicarage, Sylvan Road. Any redevelopment must take care not to damage the setting of the vicarage but rather to enhance it	No change	Redevelopment of this site would help meet the need for new homes in the borough although any planning application for development would have to take account of SP5 which protects community uses including churches. Any redevelopment should also include consideration given to the setting of the vicarage and its gardens
2812/01/033/DM37/C	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM37 82	Site 82, St John the Evangelist Vicarage, Sylvan Road. Any redevelopment must take care not to damage the setting of the vicarage but rather to enhance it	No change	Redevelopment of this site would help meet the need for new homes in the borough although any planning application for development would have to take account of SP5 which protects community uses including churches. Any redevelopment should also include consideration given to the setting of the vicarage and its gardens
2829/01/033/DM37/C	Cllr Margaret Mead <i>Croydon Council</i>	Comment	Soundness - Effective	DM37 82	Site 82, St John the Evangelist Vicarage, Sylvan Road. Any redevelopment must take care not to damage the setting of the vicarage but rather to enhance it	No change	Redevelopment of this site would help meet the need for new homes in the borough although any planning application for development would have to take account of SP5 which protects community uses including churches. Any redevelopment should also include consideration given to the setting of the vicarage and its gardens
2841/01/020/DM37/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object		DM37 82	Site 82, St John the Evangelist Vicarage, Sylvan Road. Any redevelopment must take care not to damage the setting of the vicarage but rather to enhance it; A policy to promote the burgeoning cultural and creative quarter that is developing in the triangle should be framed, in a similar vein to the proposed Restaurant Quarter policy, DM7;	No change	Redevelopment of this site would help meet the need for new homes in the borough although any planning application for development would have to take account of SP5 which protects community uses including churches. Any redevelopment should also include consideration given to the setting of the vicarage and its gardens

2842/01/033/DM37/C	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM37 82	Site 82, St John the Evangelist Vicarage, Sylvan Road. Any redevelopment must take care not to damage the setting of the vicarage but rather to enhance it	No change	Redevelopment of this site would help meet the need for new homes in the borough although any planning application for development would have to take account of SP5 which protects community uses including churches. Any redevelopment should also include consideration given to the setting of the vicarage and its gardens
3430/01/033/DM37/C	Mr Donald Speakman	Comment	Soundness - Effective	DM37 82	Site 82, St John the Evangelist Vicarage, Sylvan Road. Any redevelopment must take care not to damage the setting of the vicarage but rather to enhance it	No change	Redevelopment of this site would help meet the need for new homes in the borough although any planning application for development would have to take account of SP5 which protects community uses including churches. This should also include consideration given to the setting
3699/01/033/DM37/C	Cllr J Cummings	Comment	Soundness - Effective	DM37 82	Site 82, St John the Evangelist Vicarage, Sylvan Road. Any redevelopment must take care not to damage the setting of the vicarage but rather to enhance it	No change	Redevelopment of this site would help meet the need for new homes in the borough although any planning application for development would have to take account of SP5 which protects community uses including churches. Any redevelopment should also include consideration given to the setting of the vicarage and its gardens
3804/01/031/DM37/C	Cllr L Hale <i>London Borough of Croydon</i>	Comment		DM37 82	Site 82, St John the Evangelist Vicarage, Sylvan Road. Any redevelopment must take care not to damage the setting of the vicarage but rather to enhance it;	No change	Redevelopment of this site would help meet the need for new homes in the borough although any planning application for development would have to take account of SP5 which protects community uses including churches. Any redevelopment should also include consideration given to the setting of the vicarage and its gardens

3897/01/024/DM37/O	Cllr M Neal	Object		DM37 82	St John the Evangelist Vicarage, Sylvan Road. Any redevelopment must take care not to damage the setting of the vicarage but rather to enhance it; A policy to promote the burgeoning cultural and creative quarter that is developing in the triangle should be framed, in a similar vein to the proposed Restaurant Quarter policy, DM7.	No change	Any redevelopment of the site would be subject to all other policies of the Local Plan which includes Design and Character. All planning applications are based on their merits and all relevant policies of the Plan will be applied.
4125/01/033/DM37/C	Councillor M Fisher	Comment	Soundness - Effective	DM37 82	Site 82, St John the Evangelist Vicarage, Sylvan Road. Any redevelopment must take care not to damage the setting of the vicarage but rather to enhance it	No change	Redevelopment of this site would help meet the need for new homes in the borough although any planning application for development would have to take account of SP5 which protects community uses including churches. This should also include consideration given to the setting
0203/03/057/DM38/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment		DM38	These are important in maintaining and reflecting the history of local areas. Bradmore Green Conservation area along with its listed buildings and St John's church is one of the nicest parts of Old Coulsdon and Croydon should remain a conservation area and treated as such.	No change	Bradmore Green remains a conservation area. The Bradmore Green Conservation Area Appraisal and Management Plan will be prepared by the Council in the near future.
1926/01/035/DM38/C	Councillor Luke Clancy	Comment	Soundness - Effective	DM38	A further policy should be added to enhance and mark the entrance into the borough along the main A23 and A22 corridors	No change	The A23 and A22 are part of the Transport for London Road Network, therefore the entry points to the borough on these roads are not under Croydon's control. However, other entry points on borough roads will be enhanced in line with other area wide public realm improvements throughout the borough as appropriate. This will not form part of the Local Plan.
2056/01/018/DM38/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment		DM38	A further policy should be added to enhance and mark the entrance into the borough along the main A23 and A22 corridors;	No change	The A23 and A22 are part of the Transport for London Road Network, therefore the entry points to the borough on these roads are not under Croydon's control. However, other entry points on borough roads will be enhanced in line with other area wide public realm improvements throughout the borough as appropriate. This will not form part of the Local Plan.

2062/01/035/DM38/C	Councillor Jason Perry <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM38	A further policy should be added to enhance and mark the entrance into the borough along the main A23 and A22 corridors		No change	The A23 and A22 are part of the Transport for London Road Network, therefore the entry points to the borough on these roads are not under Croydon's control. However, other entry points on borough roads will be enhanced in line with other area wide public realm improvements throughout the borough as appropriate. This will not form part of the Local Plan.
2071/01/035/DM38/C	Councillor Mario Creatura <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM38	A further policy should be added to enhance and mark the entrance into the borough along the main A23 and A22 corridors		No change	The A23 and A22 are part of the Transport for London Road Network, therefore the entry points to the borough on these roads are not under Croydon's control. However, other entry points on borough roads will be enhanced in line with other area wide public realm improvements throughout the borough as appropriate. This will not form part of the Local Plan.
2128/03/011/DM38/C	Cllr Steve O'Connell AM	Comment		DM38	A further policy should be added to enhance and mark the entrance into the borough along the main A23 and A22 corridors	A further policy should be added to enhance and mark the entrance into the borough along the main A23 and A22 corridors	No change	The A23 and A22 are part of the Transport for London Road Network, therefore the entry points to the borough on these roads are not under Croydon's control. However, other entry points on borough roads will be enhanced in line with other area wide public realm improvements throughout the borough as appropriate. This will not form part of the Local Plan.
2448/01/035/DM38/C	Andy Stranack <i>Croydon Council</i>	Comment	Soundness - Effective	DM38	A further policy should be added to enhance and mark the entrance into the borough along the main A23 and A22 corridors		No change	The A23 and A22 are part of the Transport for London Road Network, therefore the entry points to the borough on these roads are not under Croydon's control. However, other entry points on borough roads will be enhanced in line with other area wide public realm improvements throughout the borough as appropriate. This will not form part of the Local Plan.

2766/01/005/DM38/C	B Wilson <i>W.R. Newland and Sons Ltd</i>	Comment	DM38	<p>Key Question F requests details of any sites over 0.25ha or 10 units that that should be considered as a proposed allocation.</p> <p>Gayfere House at the junction of Tollers Lane and Coulsdon Road is located on the edge of Old Coulsdon, directly over the road from a number of shops and other facilities, on regular bus routes and close to schools. It is a sustainable location that is well related to the residential area that surrounds it on all sides.</p> <p>Gayfere House and the paddock to the rear are located within the designated Green Belt, but effectively three sides are bound by the urban area outside the Green Belt, the other side bordering further residential development within the Green Belt.</p> <p>Allocation of this site for housing would have a number of advantages to the Council, as follows:</p> <ol style="list-style-type: none"> <li>1.It will assist the Council in providing much needed housing within the borough, helping to meet Council housing requirements;</li> <li>2.It can provide a mix of housing tenures, types and sizes, in particular providing family houses (including some affordable houses) required by the Council;</li> <li>3.It is a sustainable location, adjacent to services and facilities;</li> <li>4.It would involve rounding off the Green Belt, utilising a site that is already in an appropriate urban use in a more sustainable manner; and</li> <li>5.It will provide a more logical and defensible Green Belt boundary in this area.</li> </ol> <p>This site is suitable, available and achievable for development.</p>	No change	<p>This site is in Metropolitan Green Belt. The Council has reviewed its Metropolitan Green Belt and concluded that all Green Belt in Croydon (bar three specific areas which are proposed for re-designation to either Metropolitan Open Land or Local Green Space to provide the same level of protection) are justifiably designated as Green Belt. This evidence will be published in full alongside the Proposed Submission draft of the Local Plan. Therefore, this site is not suitable for allocation in the Local Plan for residential development.</p>
2775/01/035/DM38/C	Cllr Tim Pollard <i>London Borough of Croydon</i>	Comment	Soundness - Effective DM38	<p>A further policy should be added to enhance and mark the entrance into the borough along the main A23 and A22 corridors</p>	No change	<p>The A23 and A22 are part of the Transport for London Road Network, therefore the entry points to the borough on these roads are not under Croydon's control. However, other entry points on borough roads will be enhanced in line with other area wide public realm improvements throughout the borough as appropriate. This will not form part of the Local Plan.</p>

2776/01/035/DM38/C	Cllr Helen Pollard <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM38	A further policy should be added to enhance and mark the entrance into the borough along the main A23 and A22 corridors	No change	The A23 and A22 are part of the Transport for London Road Network, therefore the entry points to the borough on these roads are not under Croydon's control. However, other entry points on borough roads will be enhanced in line with other area wide public realm improvements throughout the borough as appropriate. This will not form part of the Local Plan.
2812/01/035/DM38/C	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM38	A further policy should be added to enhance and mark the entrance into the borough along the main A23 and A22 corridors	No change	The A23 and A22 are part of the Transport for London Road Network, therefore the entry points to the borough on these roads are not under Croydon's control. However, other entry points on borough roads will be enhanced in line with other area wide public realm improvements throughout the borough as appropriate. This will not form part of the Local Plan.
2829/01/035/DM38/C	Cllr Margaret Mead <i>Croydon Council</i>	Comment	Soundness - Effective	DM38	A further policy should be added to enhance and mark the entrance into the borough along the main A23 and A22 corridors	No change	The A23 and A22 are part of the Transport for London Road Network, therefore the entry points to the borough on these roads are not under Croydon's control. However, other entry points on borough roads will be enhanced in line with other area wide public realm improvements throughout the borough as appropriate. This will not form part of the Local Plan.
2841/01/021/DM38/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object		DM38	A further policy should be added to enhance and mark the entrance into the borough along the main A23 and A22 corridors;	No change	The A23 and A22 are part of the Transport for London Road Network, therefore the entry points to the borough on these roads are not under Croydon's control. However, other entry points on borough roads will be enhanced in line with other area wide public realm improvements throughout the borough as appropriate. This will not form part of the Local Plan.

2842/01/035/DM38/C	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM38	A further policy should be added to enhance and mark the entrance into the borough along the main A23 and A22 corridors	No change	The A23 and A22 are part of the Transport for London Road Network, therefore the entry points to the borough on these roads are not under Croydon's control. However, other entry points on borough roads will be enhanced in line with other area wide public realm improvements throughout the borough as appropriate. This will not form part of the Local Plan.
3430/01/035/DM38/C	Mr Donald Speakman	Comment	Soundness - Effective	DM38	A further policy should be added to enhance and mark the entrance into the borough along the main A23 and A22 corridors	No change	The A23 and A22 are part of the Transport for London Road Network, therefore the entry points to the borough on these roads are not under Croydon's control. However, other entry points on borough roads will be enhanced in line with other area wide public realm improvements throughout the borough as appropriate. This will not form part of the Local Plan.
3699/01/035/DM38/C	Cllr J Cummings	Comment	Soundness - Effective	DM38	A further policy should be added to enhance and mark the entrance into the borough along the main A23 and A22 corridors	No change	The A23 and A22 are part of the Transport for London Road Network, therefore the entry points to the borough on these roads are not under Croydon's control. However, other entry points on borough roads will be enhanced in line with other area wide public realm improvements throughout the borough as appropriate. This will not form part of the Local Plan.
3804/01/034/DM38/C	Cllr L Hale <i>London Borough of Croydon</i>	Comment		DM38	A further policy should be added to enhance and mark the entrance into the borough along the main A23 and A22 corridors;	No change	The A23 and A22 are part of the Transport for London Road Network, therefore the entry points to the borough on these roads are not under Croydon's control. However, other entry points on borough roads will be enhanced in line with other area wide public realm improvements throughout the borough as appropriate. This will not form part of the Local Plan.

3897/01/025/DM38/O	Cllr M Neal	Object		DM38	A further policy should be added to enhance and mark the entrance into the borough along the main A23 and A22 corridors.	No change	The A23 and A22 are part of the Transport for London Road Network, therefore the entry points to the borough on these roads are not under Croydon's control. However, other entry points on borough roads will be enhanced in line with other area wide public realm improvements throughout the borough as appropriate. This will not form part of the Local Plan.
4117/01/030/DM38/O	Cllr S Brew	Object		DM38	A further policy should be added to enhance and mark the entrance into the borough along the main A23 and A22 corridors	No change	The A23 and A22 are part of the Transport for London Road Network, therefore the entry points to the borough on these roads are not under Croydon's control. However, other entry points on borough roads will be enhanced in line with other area wide public realm improvements throughout the borough as appropriate. This will not form part of the Local Plan.
4125/01/035/DM38/C	Councillor M Fisher	Comment	Soundness - Effective	DM38	A further policy should be added to enhance and mark the entrance into the borough along the main A23 and A22 corridors	No change	The A23 and A22 are part of the Transport for London Road Network, therefore the entry points to the borough on these roads are not under Croydon's control. However, other entry points on borough roads will be enhanced in line with other area wide public realm improvements throughout the borough as appropriate. This will not form part of the Local Plan.
2763/01/001/DM38/O	Tara Malone	Object		DM38 937	The preferred option is far too vague. "Community use" is such a generalisation that it could be anything. The respondent believes that this is another attempt to push through a planning applications that was refused in 2013 to provide accommodation for homeless people. This type of development would seriously impact on our lives if such social issues and needs present themselves on our door or grounds. However, the site is deliverable if the right development and use is applied.	No change	Community facilities are defined as - facilities providing for the health and wellbeing, (excluding care homes, residential homes and nursing homes), social, educational, spiritual, recreational, leisure and cultural needs of the community including public houses - as set out in the Croydon Local Plan: Strategic Policies (Partial Review).

1610/01/037/DM39.1/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Effective	DM39.1	The wording of this policy contradicts the 'limited growth' of ????. It also is in danger of compromising the heritage building line of parades of properties above and behind shops units. This needs to be addressed by amendment.	Proposed amendment  Policy DM39.1 'Within Norbury District Centre, to facilitate growth ensure that the vision of limited growth and to enhance the distinctive character, developments should: a. Complement the existing predominant building heights of 2 storeys up to a maximum of 5 storeys, and not exceed historic height levels in a parade. b. Ensure proposal for large buildings are visually consistent with the predominant urban grain by not exceeding the current height limits; and c. Seek opportunity to provide direct access from the south of London Road to Norbury railway station.'	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Norbury District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth.
1610/01/026/DM39.1/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Effective	DM39.1	<p>The JPC welcomes the proposed Strategic Policy para 7.51 policy that there will be lower residential growth (para 7.51) It considers that Detailed Policy DM39.1 contradicts para 7.51 by stating 'to facilitate growth'</p> <p>The JPC is concerned at the growing number of applications to provide new homes, including studio to 2 bedroom flats, including about shops, which is contrary to the existing Council policy of 60% of new homes should be 3 and 4 bedrooms to meet needs. It is also concerned about the attempts to squeeze small new homes onto small backland sites. e.g. Tylecroft Mews with its existing 6 new homes and two more proposed. The JPC hopes that once the Local Plan comes into effect it will enable the Council to reject planning applications that infringe the concept of 'lower residential growth', and ensure that any new developments meet the needs for the proposed revised 50% of 3+ bedrooms.</p>	Replace Detailed Policy DM39.1 by 'Within Norbury District Centre, to facilitate growth and to enhance the distinctive character, developments should: a. Complement Maintain the existing predominant building heights of the shopping and housing parades 2 storeys up to a maximum of 5 storeys; b. Ensure proposal for large buildings are visually consistent with the predominant urban grain; and b.Retain the design features of the upper stories and roofs of shopping parades c. Seek opportunity to provide direct access from the south of London Road to Norbury railway station. C.Propose heights the same as the neighbouring shopping parades where single and 2 storey parades are proposed for redevelopment. D.Seek opportunity to provide direct access from the south of London Road to Norbury railway station.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Norbury District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. There are existing five storey high buildings in the area, including the rhythm of locally listed buildings No 1414-1432.
1926/01/036/DM39.1/O	Councillor Luke Clancy	Object	Soundness - Justified	DM39.1	DM39.1 should only allow for 5 storey buildings on corner buildings and junctions		No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Norbury District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. There are existing five storey high buildings in the area, including the rhythm of locally listed buildings No 1414-1432.

2056/01/019/DM39.1/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment		DM39.1	DM39.1 should only allow for 5 storey buildings on corner buildings and junctions; A further policy should be added to enhance and mark the entrance into the borough along London Road	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Norbury District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. There are existing five storey high buildings in the area, including the rhythm of locally listed buildings No 1414-1432.
2062/01/036/DM39.1/O	Councillor Jason Perry <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM39.1	DM39.1 should only allow for 5 storey buildings on corner buildings and junctions	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Norbury District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. There are existing five storey high buildings in the area, including the rhythm of locally listed buildings No 1414-1432.
2071/01/036/DM39.1/O	Councillor Mario Creatura <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM39.1	DM39.1 should only allow for 5 storey buildings on corner buildings and junctions	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Norbury District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. There are existing five storey high buildings in the area, including the rhythm of locally listed buildings No 1414-1432.

2128/03/012/DM39.1/O	Cllr Steve O'Connell AM	Object		DM39.1	DM39.1 should only allow for 5 storey buildings on corner buildings and junctions. A further policy should be added to enhance and mark the entrance into the borough along London Road.	DM39.1 should only allow for 5 storey buildings on corner buildings and junctions. A further policy should be added to enhance and mark the entrance into the borough along London Road.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Norbury District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. There are existing five storey high buildings in the area, including the rhythm of locally listed buildings No 1414-1432.
2448/01/036/DM39.1/O	Andy Stranack <i>Croydon Council</i>	Object	Soundness - Justified	DM39.1	DM39.1 should only allow for 5 storey buildings on corner buildings and junctions		No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Norbury District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. There are existing five storey high buildings in the area, including the rhythm of locally listed buildings No 1414-1432.
2635/01/026/DM39.1/O	Paul Sandford <i>Bourne Society</i>	Object		DM39.1	DM39.1 should only allow for 5 storey buildings on corner buildings and junctions; A further policy should be added to enhance and mark the entrance into the borough along London Road;		No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Norbury District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. There are existing five storey high buildings in the area, including the rhythm of locally listed buildings No 1414-1432.

2775/01/036/DM39.1/O	Cllr Tim Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM39.1	DM39.1 should only allow for 5 storey buildings on corner buildings and junctions	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Norbury District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. There are existing five storey high buildings in the area, including the rhythm of locally listed buildings No 1414-1432.
2776/01/036/DM39.1/O	Cllr Helen Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM39.1	DM39.1 should only allow for 5 storey buildings on corner buildings and junctions	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Norbury District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. There are existing five storey high buildings in the area, including the rhythm of locally listed buildings No 1414-1432.
2812/01/036/DM39.1/O	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM39.1	DM39.1 should only allow for 5 storey buildings on corner buildings and junctions	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Norbury District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. There are existing five storey high buildings in the area, including the rhythm of locally listed buildings No 1414-1432.

2829/01/036/DM39.1/O	Cllr Margaret Mead <i>Croydon Council</i>	Object	Soundness - Justified	DM39.1	DM39.1 should only allow for 5 storey buildings on corner buildings and junctions	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Norbury District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. There are existing five storey high buildings in the area, including the rhythm of locally listed buildings No 1414-1432.
2841/01/022/DM39.1/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object		DM39.1	DM39.1 should only allow for 5 storey buildings on corner buildings and junctions; A further policy should be added to enhance and mark the entrance into the borough along London Road;	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Norbury District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. There are existing five storey high buildings in the area, including the rhythm of locally listed buildings No 1414-1432.
2842/01/036/DM39.1/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM39.1	DM39.1 should only allow for 5 storey buildings on corner buildings and junctions	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Norbury District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. There are existing five storey high buildings in the area, including the rhythm of locally listed buildings No 1414-1432.

3430/01/060/DM39.1/O	Mr Donald Speakman	Object	Soundness - Effective	DM39.1	DM39.1 should only allow for 5 storey buildings on corner buildings and junctions;	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Norbury District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. There are existing five storey high buildings in the area, including the rhythm of locally listed buildings No 1414-1432.
3430/01/036/DM39.1/O	Mr Donald Speakman	Object	Soundness - Justified	DM39.1	DM39.1 should only allow for 5 storey buildings on corner buildings and junctions	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Norbury District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. There are existing five storey high buildings in the area, including the rhythm of locally listed buildings No 1414-1432.
3699/01/036/DM39.1/O	Cllr J Cummings	Object	Soundness - Justified	DM39.1	DM39.1 should only allow for 5 storey buildings on corner buildings and junctions	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Norbury District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. There are existing five storey high buildings in the area, including the rhythm of locally listed buildings No 1414-1432.

3804/01/035/DM39.1/O	Cllr L Hale <i>London Borough of Croydon</i>	Object	DM39.1	DM39.1 should only allow for 5 storey buildings on corner buildings and junctions;	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Norbury District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. There are existing five storey high buildings in the area, including the rhythm of locally listed buildings No 1414-1432.
3804/01/036/DM39.1/C	Cllr L Hale <i>London Borough of Croydon</i>	Comment	DM39.1	A further policy should be added to enhance and mark the entrance into the borough along London Road	No change	The District Centre designation in combination with the physical gate of the railway line and historic character of the Local Heritage Area sufficiently marks entrance to the borough from the residential areas of the London Borough of Lambeth. Policy SP1 read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework provide sufficient policy support for enhancement and distinctiveness of Places of Croydon, including Norbury.

3897/01/026/DM39.1/O	Cllr M Neal	Object	DM39.1	DM39.1 should only allow for 5 storey buildings on corner buildings and junctions; A further policy should be added to enhance and mark the entrance into the borough along London Road.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Norbury District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. There are existing five storey high buildings in the area, including the rhythm of locally listed buildings No 1414-1432. This road is part of the Transport for London Road Network, therefore the entry points to the borough on these roads are not under Croydon's control. However, other entry points on borough roads will be enhanced in line with other area wide public realm improvements throughout the borough as appropriate. This will not form part of the Local Plan.
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4117/01/031/DM39.1/O	Cllr S Brew	Object	DM39.1	DM39.1 should only allow for 5 storey buildings on corner buildings and junctions; A further policy should be added to enhance and mark the entrance into the borough along London Road;	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Norbury District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. There are existing five storey high buildings in the area, including the rhythm of locally listed buildings No 1414-1432.
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4125/01/036/DM39.1/O	Councillor M Fisher	Object	Soundness - Justified	DM39.1	DM39.1 should only allow for 5 storey buildings on corner buildings and junctions		No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Norbury District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. There are existing five storey high buildings in the area, including the rhythm of locally listed buildings No 1414-1432.
1610/01/025/DM39.2/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Effective	DM39.2	The District Centre has been losing employment buildings to housing e.g. the conversion of Astral and Windsor Houses. It is in danger of losing small businesses that operate in alleys at the back of the London Rd shop frontages. It could lose surviving employment sites, such as in Fairview Rd or the BT Centre on the corner of Craignish Ave, and Norbury Industrial Estate. The Council will need to strengthen the Plan for the Norbury Centre to prevent the loss of further employment sites. One way in which to meet housing need and retain employment would be to help businesses in properties along London Rd which were originally built as housing, to move into premises more appropriate for employment use. e.g. empty shops or premises above shops, and return the buildings to housing.	Add 'DM39.6. to encourage business operating in buildings originally built as houses to re-locate to suitable units in the main and secondary retail parades, including floors over shops in order to release their buildings back for housing purposes.'	No change	Policies DM4 (Development in Croydon Metropolitan Centre, District and Local Centres), DM6 (Development in Shopping Parades) and DM8 (Development in edge of centre and out of centre locations) regulate matters of business premises in the whole borough.
1610/01/024/DM39.2/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Effective	DM39.2	The Joint Planning Committee understands that there used to be a right of way to Norbury Hall Park from 1330 London Road. The property used to be part of the Norbury Hall Estate, a little nursery shop run by the gardener with a right of way leading directly to the park. It is the corner shop, which strangely has never operated as a shop as such, adjacent to The Edge Nightclub. If this right of way existed it should be re-instated.	Add 'DM39.5. to protect public footpaths and to re-instate or make useable any public footpaths which have been blocked from public use.'	No change	Policy SP 7.3 of the Crodon Local Plan: Strategic Policies provides sufficient support and protection of movement through green spaces.

1610/01/023/DM39.2/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Effective	DM39.2	The Council will come under pressure to allow building on local green spaces or to erode their size. The on-going extensions to Norbury Hall Care home may require a larger entrance/exit in the near future.	Add  'DM39.4. to protect local green spaces from building encroachments other than facilities to enhance the usability of the spaces, and especially those which are sites of nature special interest from building developments on their borders which could damage their status.'	No change	Policy SP 7.2 of the Crodon Local Plan: Strategic Policies provides sufficient protection to all designated green spaces in the borough, including Norbury Hall. This park is additionally protected due to its status of Historic Park and Garden.
1610/01/039/DM39.2/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Effective	DM39.2	The JPC is concerned that this policy does not adequately protect the heritage of the parades. It is opposed to changes in the heights of parades which will detract from their design heritage unity. It is also opposed to any changes at roof level which break the design heritage unit, such as has happened with the former Dreamlands shop building. The amendments seek to achieve this.	Proposed amendment  Policy DM39.2. Within Pollards Hill Local Centre, to ensure that proposals positively enhance and strengthen the character developments should: a. Retain the edge and separation of Pollards Hill Local Centre from other adjoining character areas by limiting the urban grain within its boundaries; b. Complement should not exceed the existing predominant building heights of 3 storeys up to a maximum of 4 storeys; c. Incorporate multi-stock brick as the predominant facing materials of the whole building; and d. Retain the extent and enhance the quality of the existing public realm within the development, including reinforcing a consistent building line.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Norbury District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth.
0102/02/001/DM39.3/O		Object		DM39.3			No change	Objection noted. Not substantiated in planning terms.
1610/01/040/DM39.3/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Effective	DM39.3	The JPC is very concerned at the fact that this list is so small, failing to protect buildings and therefore allowing the further loss of heritage and employment sites, and giving the nod to developers to proposed residential development when the Council's stated preferred option is to retain use. This will undermine the overall vision of 'limited growth'. By deleting the alternative option developers will know that they will have a more difficult task to achieve a change of use. Although many of the sites listed are outside the London Rd area which is covered by the RAs which take part in the JPC, the principles the JPC take apply to those sites in areas where there are no Residents Associations.	Add the following to the list of Norbury sites in Table 11.12: BT building, Craignish Ave. Retain for employment purposes. 30-34 Fairview Rd business units. Retain for employment purposes. Areas accessed through alleys at back of shops which contain small business premises	No change	There is a strong presumption against the loss of employment uses under policy SP3.2. Applications for redevelopment involving the loss of employment would have to address the justification for this loss before any alternative land use is permitted.

1947/03/001/DM39.3/O	Mr A Thompson <i>The Co-Operative Group</i>	Object		DM39.3	The achievement of the Strategic Objectives could be improved by the additional allocation of land at 1485-1489 London Road and Fairview Road for development. The Co-operative Group wishes to redevelop its landholding at the above site to provide a convenience foodstore along the London Road frontage and residential development on land to the rear on Fairview Road. Such development, including the re-instatement of Class A1 uses on London Road would improve the vitality and viability of the Nobury District Centre and contribute to the Borough's new housing supply and would be consistent with both the Strategic Objectives and with national policy in the NPPF. The site should be included in Table 11.12 as an additional allocation.	Allocate 1485-1489 London Road and Fairview Road for development of retail and residential uses.	Change	The site at 1485-1489 London Road is considered to be appropriate to be allocated for retail and residential
2695/01/008/DM39.3/C	Cllr Chris Wright <i>London Borough of Croydon</i>	Comment		DM39.3	It was noted that on Page 163 of the Local Plan, A341 . The T.A. Centre in Marpit Lane was in Old Coulsdon and not Norbury.		Change	It is acknowledged that the site is in Old Coulsdon and not Norbury.However the site is no longer being considered for a proposed land use in the Plan.
3348/01/001/DM39.3/C	Carmelita Goodwin	Comment	Soundness - Effective	DM39.3 284	Can you please tell me about the planning application for Asharia House, 50 Northwood Road, Thornton Heath, CR7 8HQ  I occupy a business inside this building so would like clarification on the plans?  I have a lease until 2025, the landlord has told me he knows nothing of this		No change	There are no recent planning applications fro this site
1610/01/052/DM39.3/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Justified	DM39.3 320	The JPC is surprised that this has been included given the Council rejected the Lidl scheme, and given that the result of the appeal held on 8 December has not yet been announced. The Council should have designated this as 'retain use' and specified a possible alternative use as a site for improvements to St Joseph's School. If the Inspector rejects the appeal then the designation will have to be amended in the report to the Cabinet on the outcome of the Local Plan consultation. If the appeal is upheld then the current designation can remain in the Plan. In the light of the news about the need for thousands more school places protecting this site may be the only way that St Joseph's will be able to expand to take in more people.	Delete 'Retail supermarket on ground floor with residential above' in the site listing for S G Smith, 409-411 Beulah Hill.	No change	No appeal decision has been issued yet.The principle of a retail supermarket on the ground floor is still considered appropriate for this site

Further to the recent consultation I would like to submit my proposal for the above site as an alternative to the current detailed policies and proposals as submitted for a retail/residential mixed use development. It has been a very long term vision that the catalyst to Crown Point requires a much need revamp of the existing school offering as currently in situe at St Josephs College.

The site and thus the whole area would gain by an enhanced Sixth Form College as already demonstrated by Lambeth Schools which have undergone substantial makeovers. Crown Point is entirely about an education base..the sheer volume of school children in the locality is undeniably like any other area. The travel sources are already in place and this puts no excess strain on an already dire traffic flow. The proposal of another retail operation to the area would cause significant traffic issues to say the least and quite clearly with the Tescos / local convenience shops and other small businesses..it would create an unharmonised retail approach.

Therefore THE BASIS OF MY PROPOSAL:-

1. Revamp St Josephs College to the 21st century by building a new Block on site 320.
2. Create an addition entrance via Crown Lane  
(This will create an excellent flow for students communting via the Lambeth borough and prevent the daily carnage and mayhem of boys running along a very busy Beulah Hill Road).
3. It will open the capability to encroach on the Lambeth Borders and stem argument to gain Inner London Teaching Pay scale. Crown Lane roadside is under Lambeth highways?
4. Provide a much needed further required residential facilities in addition from the Beulah Hill Frontage..more than the current proposed 5-11

Allocate the site for the extension of the existing St John's College

No change

No appeal decision has been issued yet.The principle of a retail supermarket on the ground floor is still considered appropriate for this site

1610/01/041/DM39.3/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Justified	DM39.3 A278	The JPC is very concerned at the fact that this list is so small, failing to protect buildings and therefore allowing the further loss of heritage and employment sites, and giving the nod to developers to proposed residential development when the Council's stated preferred option is to retain use. This will undermine the overall vision of 'limited growth'. By deleting the alternative option developers will know that they will have a more difficult talk to achieve a change of use. Although many of the sites listed are outside the London Rd area which is covered by the RAs which take part in the JPC, the principles the JPC take apply to those sites in areas where there are no Residents Associations.	Delete 'Redevelopment including residential use' in every site in which it is designated as an alternative use in Detailed Policies and Proposals Table 11.12.	No change	This site is in multiple ownership and is unlikely to come forward for development on this site
1610/01/042/DM39.3/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Justified	DM39.3 A279	The JPC is very concerned at the fact that this list is so small, failing to protect buildings and therefore allowing the further loss of heritage and employment sites, and giving the nod to developers to proposed residential development when the Council's stated preferred option is to retain use. This will undermine the overall vision of 'limited growth'. By deleting the alternative option developers will know that they will have a more difficult talk to achieve a change of use. Although many of the sites listed are outside the London Rd area which is covered by the RAs which take part in the JPC, the principles the JPC take apply to those sites in areas where there are no Residents Associations.	Delete 'Redevelopment including residential use' in every site in which it is designated as an alternative use in Detailed Policies and Proposals Table 11.12.	No change	274 Parchmore road is an operational employment site where there is a presumption against the loss of employment uses
1610/01/043/DM39.3/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Justified	DM39.3 A280	The JPC is very concerned at the fact that this list is so small, failing to protect buildings and therefore allowing the further loss of heritage and employment sites, and giving the nod to developers to proposed residential development when the Council's stated preferred option is to retain use. This will undermine the overall vision of 'limited growth'. By deleting the alternative option developers will know that they will have a more difficult talk to achieve a change of use. Although many of the sites listed are outside the London Rd area which is covered by the RAs which take part in the JPC, the principles the JPC take apply to those sites in areas where there are no Residents Associations.	Delete 'Redevelopment including residential use' in every site in which it is designated as an alternative use in Detailed Policies and Proposals Table 11.12.	No change	14-20 Northwood road is an operational employment site where there is a presumption against the loss of employment uses

1610/01/044/DM39.3/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Justified	DM39.3 A281	The JPC is very concerned at the fact that this list is so small, failing to protect buildings and therefore allowing the further loss of heritage and employment sites, and giving the nod to developers to proposed residential development when the Council's stated preferred option is to retain use. This will undermine the overall vision of 'limited growth'. By deleting the alternative option developers will know that they will have a more difficult talk to achieve a change of use. Although many of the sites listed are outside the London Rd area which is covered by the RAs which take part in the JPC, the principles the JPC take apply to those sites in areas where there are no Residents Associations.	Delete 'Redevelopment including residential use' in every site in which it is designated as an alternative use in Detailed Policies and Proposals Table 11.12.	No change	22 Northwood road is an operational employment site where there is a presumption against the loss of employment uses
1610/01/045/DM39.3/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Justified	DM39.3 A282	The JPC is very concerned at the fact that this list is so small, failing to protect buildings and therefore allowing the further loss of heritage and employment sites, and giving the nod to developers to proposed residential development when the Council's stated preferred option is to retain use. This will undermine the overall vision of 'limited growth'. By deleting the alternative option developers will know that they will have a more difficult talk to achieve a change of use. Although many of the sites listed are outside the London Rd area which is covered by the RAs which take part in the JPC, the principles the JPC take apply to those sites in areas where there are no Residents Associations.	Delete 'Redevelopment including residential use' in every site in which it is designated as an alternative use in Detailed Policies and Proposals Table 11.12.	No change	28 Northwood road is an operational employment site where there is a presumption against the loss of employment uses
1610/01/046/DM39.3/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Justified	DM39.3 A283	The JPC is very concerned at the fact that this list is so small, failing to protect buildings and therefore allowing the further loss of heritage and employment sites, and giving the nod to developers to proposed residential development when the Council's stated preferred option is to retain use. This will undermine the overall vision of 'limited growth'. By deleting the alternative option developers will know that they will have a more difficult talk to achieve a change of use. Although many of the sites listed are outside the London Rd area which is covered by the RAs which take part in the JPC, the principles the JPC take apply to those sites in areas where there are no Residents Associations.	Delete 'Redevelopment including residential use' in every site in which it is designated as an alternative use in Detailed Policies and Proposals Table 11.12.	No change	40 Northwood road is an operational community use site where there is a presumption against the loss of community uses

1610/01/047/DM39.3/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Justified	DM39.3 A339	The JPC is very concerned at the fact that this list is so small, failing to protect buildings and therefore allowing the further loss of heritage and employment sites, and giving the nod to developers to proposed residential development when the Council's stated preferred option is to retain use. This will undermine the overall vision of 'limited growth'. By deleting the alternative option developers will know that they will have a more difficult talk to achieve a change of use. Although many of the sites listed are outside the London Rd area which is covered by the RAs which take part in the JPC, the principles the JPC take apply to those sites in areas where there are no Residents Associations.	Delete 'Redevelopment including residential use' in every site in which it is designated as an alternative use in Detailed Policies and Proposals Table 11.12.	No change	1264 1266 London road is an operational community use site where there is a presumption against the loss of community uses
1610/01/048/DM39.3/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Justified	DM39.3 A460	The JPC is very concerned at the fact that this list is so small, failing to protect buildings and therefore allowing the further loss of heritage and employment sites, and giving the nod to developers to proposed residential development when the Council's stated preferred option is to retain use. This will undermine the overall vision of 'limited growth'. By deleting the alternative option developers will know that they will have a more difficult talk to achieve a change of use. Although many of the sites listed are outside the London Rd area which is covered by the RAs which take part in the JPC, the principles the JPC take apply to those sites in areas where there are no Residents Associations.	Delete 'Redevelopment including residential use' in every site in which it is designated as an alternative use in Detailed Policies and Proposals Table 11.12.	No change	This site is in multiple ownership and is unlikely to come forward for development on this site

Comment Soundness - DM39.3  
Effective A460

The Policy is fine, i.e. the stated Policy for Heritage Assets- Conservation Areas is: to strengthen the protection of and promote improvements in the following Heritage Assets and their settings. The proposed use is simply retain existing use which is fine, but the alternative use which is stated as redevelopment including residential use is inconsistent with the site's position in the middle of a Conservation Area (the Norwood Grove Conservation Area). The alternative use should therefore not be considered.

The alternative use for this site detailed as A460 should therefore be removed. No change

This site is in multiple ownership and is unlikely to come forward for development on this site

The site detailed above is the rear of 69-71 Ryecroft Road which is part of the Norwood Grove Conservation Area.

The Conservation Area consists principally of large detached properties built around the 1920s/30s, together with some older properties in Arnulf's Road, all having large gardens, providing an open, green and leafy environment, with low density, which it is to be assumed is the rationale behind the establishment of the Conservation Area.

Prior to the establishment of the Conservation Area there was a certain amount of development which was at odds with this generality, materially some higher density apartments in Ryecroft Road, some new town houses at the end of Arnulf's Road (nos 16-38) albeit that their style blends in with the pre-existing properties, and Gibson's Lodge, together with some flats and townhouses in Crown Lane and Ryecroft Road which might not be permitted now, but mostly the Conservation Area remains true to the detached property/ substantial garden/ open, green and leafy environment concept.

Any development of further housing behind the properties in question on their large gardens and the resultant increase in housing density would detract from the character of the Conservation Area and would be quite contrary to SP4.13 since it would not strengthen the protection of the Conservation Area, but would instead undermine it and should therefore not be permitted. Any increase in density in this established residential area would also conflict with Policy UD8

1610/01/049/DM39.3/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Justified	DM39.3 A463	The JPC is very concerned at the fact that this list is so small, failing to protect buildings and therefore allowing the further loss of heritage and employment sites, and giving the nod to developers to proposed residential development when the Council's stated preferred option is to retain use. This will undermine the overall vision of 'limited growth'. By deleting the alternative option developers will know that they will have a more difficult talk to achieve a change of use. Although many of the sites listed are outside the London Rd area which is covered by the RAs which take part in the JPC, the principles the JPC take apply to those sites in areas where there are no Residents Associations.	Delete 'Redevelopment including residential use' in every site in which it is designated as an alternative use in Detailed Policies and Proposals Table 11.12.	No change	This site is in multiple ownership and is unlikely to come forward for development on this site
1610/01/050/DM39.3/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Justified	DM39.3 A466	The JPC is very concerned at the fact that this list is so small, failing to protect buildings and therefore allowing the further loss of heritage and employment sites, and giving the nod to developers to proposed residential development when the Council's stated preferred option is to retain use. This will undermine the overall vision of 'limited growth'. By deleting the alternative option developers will know that they will have a more difficult talk to achieve a change of use. Although many of the sites listed are outside the London Rd area which is covered by the RAs which take part in the JPC, the principles the JPC take apply to those sites in areas where there are no Residents Associations.	Delete 'Redevelopment including residential use' in every site in which it is designated as an alternative use in Detailed Policies and Proposals Table 11.12.	No change	This site is in multiple ownership and is unlikely to come forward for development on this site

Comment Soundness - DM39.3  
Effective A466

The Policy is fine, i.e. the stated Policy for Heritage Assets- Conservation Areas is :to strengthen the protection of and promote improvements in the following Heritage Assets and their settings. The proposed use is simply retain existing use which is fine, but the alternative use which is stated as redevelopment including residential use is inconsistent with the site's position in the middle of a Conservation Area (the Norwood Grove Conservation Area). The alternative use should therefore not be considered.

The alternative use for this site detailed as A466 should therefore be removed No change

This site is in multiple ownership and is unlikely to come forward for development on this site

The site detailed above is the rear of 12-28 Ryecroft Road which is part of the Norwood Grove Conservation Area.

The Conservation Area consists principally of medium/large detached properties built around the 1920s/30s, together with some older properties in Arnulf's Road, all having large gardens, providing an open, green and leafy environment, with low density, which it is to be assumed is the rationale behind the establishment of the Conservation Area.

Prior to the establishment of the Conservation Area there was a certain amount of development which was at odds with this generality, materially some higher density apartments in Ryecroft Road, some new town houses at the end of Arnulf's Road (nos 16-38) albeit that their style blends in with the pre-existing properties, and Gibson's Lodge, together with some flats and townhouses in Crown Lane and Ryecroft Road which might not be permitted now, but mostly the Conservation Area remains true to the detached property/ substantial garden/ open, green and leafy environment concept.

Any development of further housing behind the properties in question on their larger than average gardens and the resultant increase in housing density would detract from the character of the Conservation Area and would be quite contrary to SP4.13 since it would not strengthen the protection of the Conservation Area, but would instead undermine it and should therefore not be permitted. Increased density in this established residential area would conflict with Policy UD8.

1610/01/051/DM39.3/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Justified DM39.3 A467	<p>The JPC is very concerned at the fact that this list is so small, failing to protect buildings and therefore allowing the further loss of heritage and employment sites, and giving the nod to developers to proposed residential development when the Council's stated preferred option is to retain use. This will undermine the overall vision of 'limited growth'. By deleting the alternative option developers will know that they will have a more difficult task to achieve a change of use. Although many of the sites listed are outside the London Rd area which is covered by the RAs which take part in the JPC, the principles the JPC take apply to those sites in areas where there are no Residents Associations.</p> <p>The JPC is concerned about the potential loss of green space in an area which is regarded as of special character. It has been suggested to it that such redevelopment would prevent road access to other back gardens thus protecting them from development in the future. The alternative would be to give them Local Green Space designation. Inclusion of this site in the list draws its attention to developers. It would be better if it was deleted.</p>	<p>Delete 'Redevelopment including residential use' in every site in which it is designated as an alternative use in Detailed Policies and Proposals Table 11.12.</p> <p>Delete the grounds to the rear of St Philip's Church and gardens to rear of 72 and 82, Pollards Hill North from the Norbury site list in Detailed Policies and Proposals Table 11.12.</p>	No change	This site is in multiple ownership and is unlikely to come forward for development on this site
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0092/02/013/DM40.1/O

*Riddlesdown Residents Associatio*

Object

DM40.1

Policy DM40.1 (page 166 – CLP2) says that a skyscraper of 16 floors can be built in the centre of Purley. We are sure this policy is written with the specific site of the Baptist church on Purley Cross in mind. The RRA totally oppose this proposal. A building of 16 floors will completely change the character of Purley town centre and is wholly out of keeping with the rest of Purley town centre, which is no higher than 5 to 6 floors.

16 storeys should not be permitted in Purley Town Centre.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee.

My husband and I attended the consultation meeting at the Purley Baptist Church on the 8th December and we both felt that plans on show and the information given on what precisely was being proposed was vague to say the least, and the council staff were not able to clarify the details included in the information concerning such things as the amount of social housing ,etc. Nor was there any copies of the plans which people could take away in order to be able to study them, and thereby understand what was being proposed. Also whereas the council has had up to two years to come up with these proposals, we have been given a very limited time to make any objections to them, that is ten days after the meeting, the 18th of December, hardly sufficient time given the paucity of information offered.

Nonetheless, there was an indication that the height of the proposed plan on this site would be in the order of sixteen stories.

My husband and I feel very strongly that this is entirely out of keeping with the area hardly in line with your description of Purley being a "market town located on wooded hillsides and in the valley". Purley is not London where skyscrapers are totally acceptable or even Croydon where a profusion of skyscrapers exist. If this is built it will open up the floodgates for further buildings completely changing the character of Purley.

Purley also has massive traffic problems, which will not be helped by a building of this size. Let us also not forget that Purley also suffers from flooding problems as its sits on the sight of the Bourne, and a large site like this will only make matters worse.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

0320/01/024/DM40.1/O	Mr Tarsem Flora <i>Flora Associates</i>	Object	DM40.1	Para (b) refers to existing predominant building heights of 3 to 8 storeys -PLEASE NOTE that we do not have any 8 storey buildings in Purley town centre. Whilst PWRA accepts the council strategy on the 16 storey landmark building, we do that on the proviso that the building sets a very high standard of design, as can be expected from a landmark building.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee
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1788/01/002/DM40.1/O Alice Desira

Object Soundness - DM40.1  
Justified

Policy DM40.1 (p166) says that a skyscraper of 16 floors can be built in the centre of Purley. This is ridiculous. A skyscraper of 16 floors will completely change the character of Purley town centre and is wholly out of keeping with the rest of Purley town centre which is no higher than 5 floors. This will look so out of place and I cannot believe that anyone in their right mind would give permission for this to go ahead.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

I totally disagree to the following planning applications which would spoil the character of our local environment and threaten our green belt. I choose to live in an area that is peaceful and quiet and resent the changes that are being forced upon me. In the spirit of true democracy I wish to make clear my objection to the following developments -  
Policy DM2 (p18); Policy DM40.1 (p166);  
Policy 40.4, Table 11.3, Site 30 (p168) ; Policy 40.4, Table 11.3, Site 61 (p168). ; Policy DM41.3, Table 11.14, site 306 (p171); Policy DM44.2, Table 11.17, site 661 (p179). ; Policy DM44.2, Table 11.17, site 662 (p179); Policy DM28 (p115-116); Policy DM35, Table 11.8, Site 945 (p146); and Policy DM31.4 (p126)

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

I understand the draft local plan is out for consultation and feedback is requested. Regarding the consultation my comments are as follows:

Policy DM40.1 : Development of a skyscraper in Purley is a ludicrous idea. It is wholly out of character in an area that does not have a single building over 5 stories high. It would be inappropriate development.

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from



Policy DM40, Paragraph DM40.1b  
I agree that proposals should complement existing predominant building heights of 3 to 8 storeys. There is no need for a potential new landmark building but if there is to be one it should be no more than 8 storeys. Anything higher would detract from the character of the district and be overbearing.

My preference is to reword the paragraph to:  
Complement the existing predominant building heights of 3 to 8 storeys

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from

1819/02/002/DM40.1/O	Helen Jones	Object	DM40.1	<p>I would like to object to item 40.1 (b) in the proposed local development plan.</p> <p>A 16 story building in the centre of Purley would tower over the existing buildings as an eyesore, looming ominously over the one way system. My main objection - quite apart from the issues of parking, traffic and school places etc - is that the attractive character of the town would be utterly ruined - it is a small suburban low rise shopping town, not city (or somewhere with ambitions to be one) where tall buildings might be more appropriate. Such developments should be restricted to Croydon Town Centre. Something so out of keeping height-wise could not possibly 'enhance the distinctive character of Purley Town Centre'.</p> <p>I am assuming this item is anticipating the development of the Purley Baptist Church sites? Some of the draft plans I have seen also involve basement level community facilities - something which seems a ridiculous option considering the propensity for flooding in that area. Is it not an option for them just to build a normal sized church, and the community/meeting/hall space/whatever else that they want at the existing level of buildings on the adjacent parades - and be required to allocate plenty of land for parking so it isn't a nightmare there on a Sunday or for whatever events they might be aiming to hold there, and leave it at that?</p>	No change	<p>Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee</p>
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1829/01/002/DM40.1/O Christine Cafferkey

Object

Soundness - DM40.1  
Justified

Policy DM40.1 (p166) says that a skyscraper of 16 floors can be built in the centre of Purley. I am sure that this policy is written with the specific site opposite Pizza Express on Purley Cross in mind. I totally oppose this. A skyscraper of 16 floors will completely change the character of Purley town centre and is wholly out of keeping with the rest of Purley town centre which is no higher than 5 floors.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from

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1843/01/002/DM40.1/O	Mrs A L Winkley	Object	DM40.1	I object to DM40.1,	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee
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Policy DM40.1 (p166)  
 The building of a 16-storey skyscraper in Purley, has already raised massive objections. It is totally inappropriate for a town where buildings have a maximum height of 4 or 5 floors. It has to be dropped as it will completely change the character of the community, and is ill thought-out, particularly in terms of the implications for traffic and parking

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from



I have strong objections and would like my objection to Policy DM40.1 (p166) says that a skyscraper of 16 floors can be built in the centre of Purley on the original Sainsbury's site. I believe that this is a totally inappropriate development for Purley town centre. It is out of keeping to the entire town centre and would bring a total change to the feel and character of the town.

The proposal is inappropriate and would out of keeping to the entire town centre and would bring a total change to its feel and character.

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from



Purley Skyscraper  
 Policy DM40.1 says that a skyscraper of 16 floors can be built in the centre of Purley. I am aware of recent proposals to develop the site opposite Pizza Express on Purley Cross and I think that a skyscraper of 16 floors will completely change the character of Purley town centre and would be wholly out of keeping with the rest of Purley town centre which is no higher than 5 floors.

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from

1887/01/002/DM40.1/O	David Osland	Object	DM40.1	<p>Policy DM40.1 (p166) says that a skyscraper of 16 floors can be built in the centre of Purley. I am sure that this policy is written with the specific site opposite Pizza Express on Purley Cross in mind. I totally oppose this. A skyscraper of 16 floors will completely change the character of Purley town centre and is wholly out of keeping with the rest of Purley town centre which is no higher than 5 floors.</p>	No change	<p>Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee</p>
1892/01/001/DM40.1/O	Dennis Carter	Object	DM40.1		No change	<p>The objection is noted but as there is no further information substantiating it no amendments the policy can be made as the basis for the objection is not known.</p>

1894/01/002/DM40.1/O Mr & Mrs Derek & Sue Reeves

Object

DM40.1

We would make the following objections to the proposed Draft Local Plan which is a poorly disguised attack on the southern part of the Borough

Policy DM 40.1

No change

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Policy DM40.1 (p166) says that a skyscraper of 16 floors can be built in the centre of Purley. I am sure that this policy is written with the specific site opposite Pizza Express on Purley Cross in mind. I totally oppose this. A skyscraper of 16 floors will completely change the character of Purley town centre and is wholly out of keeping with the rest of Purley town centre which is no higher than 5 floors.

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The joke around Purley relates to the proposed sky scraper in the town centre. If it wasn't so ridiculous one would ask why you could possibly consider such a proposal which nobody except the Developers and the Council want. I understand the owners of the Land involved are also against it! There are serious parking problems in Purley already however many businesses or flats that can be accommodated will be to the point of saturation. Where will the people park and what a blot on the landscape of an essentially a low rise village if you go ahead.

16 storeys in Purley should not be permitted. There is already not enough parking.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from



Policy DM40.1 (p166) says that a skyscraper of 16 floors can be built in the centre of Purley. This appears to be a policy written with the specific site opposite Pizza Express on Purley Cross in mind. I totally oppose this. A skyscraper of 16 floors will completely change the character of Purley town centre and is wholly out of keeping with the rest of Purley town centre which is no higher than 5 floors.

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from



1951/01/002/DM40.1/O Councillor Steve Hollands

Object

DM40.1

Policy DM40.1 (p166) should not allow a skyscraper of 16 floors can be built in the centre of Purley. A skyscraper of 16 floors will completely change the character of Purley town centre and is wholly out of keeping with the rest of Purley town centre which is no higher than 5 floors.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from



2056/01/020/DM40.1/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment	DM40.1	Policy DM40.1 should not allow for up to 16 storeys as it will completely change the character of Purley town centre and is wholly out of keeping with the rest of the town centre which is no higher than 5 storeys;	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from
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2071/01/004/DM40.1/O	Councillor Mario Creatura <i>London Borough of Croydon</i>	Object	DM40.1	Purley-Policy DM40.1 should not allow for up to 16 storeys as it will completely change the character of Purley town centre and is wholly out of keeping with the rest of the town centre which is no higher than 5 storeys;	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee
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2083/01/016/DM40.1/O	Mr Stewart Murray Greater London Authority	Object	DM40.1	<p>It is unclear why a new landmark building is suggested for Purley District Centre as this is the only location where a building of this prominence and potential height is specified. Where the potential for relatively tall building is proposed, additional text or cross-referencing to wider design policies such as proposed policies of SP4.6 of CLP1.1 and DM15 of CLP2 should be included to ensure that such buildings are of an exceptionally high quality design and complement the existing streetscape, contribute to the public realm and wider character of the area and wider views.</p>	<p>Where the potential for relatively tall building is proposed, additional text or cross-referencing to wider design policies such as proposed policies of SP4.6 of CLP1.1 and DM15 of CLP2 should be included to ensure that such buildings are of an exceptionally high quality design and complement the existing streetscape, contribute to the public realm and wider character of the area and wider views.</p>	No change	<p>The comments are noted regarding cross referencing other policies, however other policies are only cross referenced in the policy itself if they are uniquely applicable, as in Policy DM15.1 which references the locations identified for tall buildings and all the policies of the Croydon Local Plan should be referred to when making a planning application including the Strategic Policies of the Local Plan. Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee.</p>
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2093/02/001/DM40.1/O Loraine Pond

Object

DM40.1

Policy DM40.1 - this email is sent to register my objection to Croydon Council allowing a 16 floors skyscraper to be built in Purley town centre.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from

2128/02/018/DM40.1/O	Cllr Steve O'Connell AM	Object	DM40.1	I vehemently oppose the 16 floor skyscraper to be built in the centre of Purley as it would be totally out of keeping with the character of Purley town centre, where no other building exceeds five floors in height.	A 16 storey building should not be permitted in Purley.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee
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2175/01/002/DM40.1/O Mrs Veronica Prigg

Object

DM40.1

I wish to object to Policy DM 40. Purley Skyscraper. This is totally out of keeping with the area. Do we need a mini Croydon in Purley? This development will cause massive disruption on a very busy crossroads.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

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2181/01/002/DM40.1/O	Ray & Anne Smith	Object	DM40.1	I strongly object to the following policies:- Purley Skyscraper Policy DM40.1 p166	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee
2199/01/003/DM40.1/O	August & Wendy Kolster	Object	DM40.1	1.Loss of greenbelt, green spaces, parks, gardens, etc. (Policy DM2 – page 18, Policy DM28 – pages 115-116, Policy DM40.1 – page 166)  We believe that having ample green spaces is essential for a good quality of life. As such we feel that it is inappropriate to use the already limited existing green spaces for housing, retail, etc. If anything, in some instances new green spaces should probably be created whenever old buildings are pulled down!	No change	Objection not related to the policy DM40.1 and not substantiated in planning terms.

2364/01/003/DM40.1/O Alison Crane

Object

Soundness - DM40.1  
Justified

The 16 storey block proposed for Purley town centre is totally out of keeping with the area and is far too tall in comparison with other buildings in Purley. Purley does not need a "landmark". Keep the "landmarks" to Croydon town centre.

No change

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2365/01/001/DM40.1/O Mrs Ash Lewis

Object

DM40.1

Policy DM40.1. Here you may be planning a 16 floor skyscraper in the centre of Purley. This is a very bad idea indeed. As it is Purley has lost its original appeal with the amount of building and the vast increase in traffic. But a skyscraper? This is not down town Croydon where a 16 storey skyscraper might fit in nicely. This will utterly destroy the character of Purley. Suggest you restrict buildings to no more than 6 storeys.

No change

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DM40.1 The proposed skyscraper is TOTALLY UNSUITABLE for the centre of Purley, so much so that it will stick out like a sore thumb as 5 storeys is the maximum height of surrounding buildings. Even the diagram looks like some soulless monster, lacking any aesthetic appeal whatsoever. A ghastly eyesore, a permanent blot on the landscape. Purley has its own distinctive character which has evolved over many years, and deserves better than this hideous scheme

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from

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2557/01/002/DM40.1/O	Mr Michael J Barbour	Object	DM40.1	Purley Skyscraper authorisation Policy DM40.1 says that a building of 16 floors can be built in the centre of Purley. I am sure that this policy written with the specific site opposite Pizza Express on Purley Cross. I totally oppose this. A skyscraper of 16 floors will completely change the character of Purley Town Centre and is wholly out of keeping with the rest of Purley Town Centre which is no higher than 5 floors.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee
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2635/01/027/DM40.1/O	Paul Sandford <i>Bourne Society</i>	Object	DM40.1	Policy DM40.1 should not allow for up to 16 storeys as it will completely change the character of Purley town centre , set a precedent, and is wholly out of keeping with the rest of the town centre which is no higher than 5 storeys. Such a development would be in contradiction to 7.60 which states that new development would 'respect local character and distinctiveness'.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee
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2635/01/030/DM40.1/O	Paul Sandford <i>Bourne Society</i>	Object	DM40.1	Purley Leisure Centre, does not mention that any new leisure centre must include a pool and the policy should make this clear. There should be a requirement that the total number of public parking spaces is not reduced by any development	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee
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2656/01/001/DM40.1/S

Purley Baptist Church

Support

DM40.1

We are supportive of Croydon Council's DPP site allocation at Purley Baptist Church for mixed use residential development comprising a new church, community facility and residential uses. We are also supportive of the residential site allocation at 1-9 Banstead Road in Purley. Further support is given to the recognition of a new landmark in Paragraph DM40.1 (b) of Croydon Council's DPP. However, we are currently undertaking extensive pre-application discussions with Croydon Council for a 17 storey development, rather than 16 storeys. We would request Policy DM40 is amended to identify potential for a 17 storey tower in all events, and particularly if planning permission is granted in the intervening period. An additional storey will provide more homes, helping to meet the increased minimum housing target as identified in Policy SP2 of the emerging Croydon Local Plan (Partial Review).

We recommend that bullet point 'b' of Paragraph DM40.1 is amended to read: "Complement the existing predominant building heights of 3 to 8 storeys, with a potential for a new landmark of up to a maximum of 17 storeys."

No change

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The Purley area of Croydon has long been a distinctive part of the borough and should be regarded by the Council as having special merit. Until very recently it consisted almost entirely of Edwardian and early 20th Century family home buildings. The positive aspects of this include a very settled and long standing community of tax payers, together with above average density of trees and green spaces, which are VITAL in this area due to the high levels of emissions and noise pollution from both the A22 and A23 roads. It is certain that huge areas adjacent to these roads already exceed current levels of permitted pollution and massively increasing multi occupancy dwellings will only add to this. It is also true that most existing buildings in Purley are mostly no more than 3 storeys high and it is vitally important that this remains the case to preserve the character of the area.

In the existing guidelines for the borough there are NO provisions for the height of buildings to increase to the extent proposed. We are fully aware that the centre of Croydon contains skyscrapers, but that has been the case for over 50 years since the massive redevelopments of the 1960s. Also, these buildings are in the central business district of Croydon, and although some of the newer developments of skyscrapers are for residential use they do not overlook long established low level residential areas.

We wish therefore to object in the strongest terms to the proposal of Policy DM40.1 to build a 16 floor skyscraper in the centre of Purley. It would be totally out of keeping with the nature of the existing town, would set a precedent that would be totally unacceptable and would radically alter the character of this part of the Borough. We also believe that it would generate a wind tunnel effect in the area, almost certainly increasing pollution problems. As is well known, the A22/A23 crossroads is above a number of now canalized rivers underground. Repeatedly in the past, and particularly within the past couple of years, there has been catastrophic flooding here, resulting in a month long closure of the A22, a major strategic road link. We do not believe that it is safe or sensible to build anything of this nature on any site in or around the centre of Purley.

We understand that in the past few years, with the proliferation of multi occupancy dwellings already built

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near the centre, this part of the borough has more than exceeded the number of new dwellings required. It is clear that the local infrastructure already cannot cope with the existing numbers of buildings, and certainly not any more as public services, health services and indeed public transport are already at breaking point with the current population density. Again, this MUST be taken into account. We accept that all areas require some alterations to provision of housing but feel that what is essential for this area is small, affordable family houses to encourage people to be able to stay in the area once they start a family. Building an endless supply of shoddy, poorly designed and totally out of character blocks of flats in no way helps improve the quality of life in the Borough (which we are sure is an aim that must be at the forefront of desirable aspirations for all developments) and is in no way achieved by providing a "Landmark" (whatever that is) building outside the centre of Croydon.

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officers and the Planning Committee

This would appear to pave the way for the much feared "Purely Skyscraper" There is considerable local opposition to this monstrous idea, to place a 14/16 story building in a town which currently has a max of a 5 story building. Completely out of place and will destroy on its own, what little character Purley town Centre has left. Linked with the totally inadequate parking provision planned for the accommodation, based on fantasy theories of new residents using public transport rather than cars. The truth is the council do not care what the impact will be or what the people of Purley want for their town, they will rake in millions in planning levies, create more on street parking (pay) bays in the surrounding area, with no impact on their borough wide electability for the ruling party. If this proposal goes ahead, the negative change to Purley will be irreversible.

No change

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2780/01/003/DM40.1/O Graham Dyke

Object

Soundness - DM40.1  
Justified

Having a 15 storey building in Purley makes no sense as again as apart from being totally out of keeping with the area there is no parking and the area is already gridlocked most days.

No change

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The proposed 16 storey Tower Block is totally out of character with the local architecture and landscape of Purley and will create a dangerous precedent for the future. Such a tall building would never been allowed in any other circumstances and is way beyond the original 6 storey proposal put forward by the Purley Baptist Church or the current building heights of 6 storeys. By simply calling the 16 storey Tower Block a "landmark" is no excuse to bulldoze through such a decision on the local community.

Such a mass development will have a tunnel effect in Purley, concentrating and increasing the levels of pollution that already exceeds EU guidelines thereby placing residents' health at increased risk from air pollution.

Traffic through Purley is set to increase further when "Westfield Croydon" is completed however despite this there appears to be no plan to take the opportunity to re-design the A22/A23 road layout other than side stepping the issue to TFL. To drive from Croydon to Purley (as I do every day) is a nightmare. It can take 45 mins and sometimes up to an hour if I leave Croydon at 5.15pm. There are no roadworks. It is sheer volume of traffic and everything gets clogged up at Purley Cross. This will make travelling for residents and for those travelling through Purley unbearable.

No details are available as to what impact such a development will have on the very real flooding issues in Purley, especially as rainwater can and has been dispersing naturally through the demolished Island site and properties located at 1-9 Banstead Road. As we know in 2014, Purley Town Centre and surrounding areas were under water and therefore this development will simply add to the likelihood of this happening again.

The developer has indicated the proposed development would create 200 2-3 bedroom homes with over 40% being affordable housing. This would add a further 500+ residents or 4% to Purley's population. There are no details available as to what measures are to be put in place with regard to local services having to deal with such an increase. Whilst much is made of the excellent transport services in Purley, trains are already at maximum capacity (you rarely get a seat in the morning and people fight to get on the carriages). The schools are also at

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maximum capacity and it is extremely difficult to get your child into a local school. If I want to make a doctors appointment, I have to wait up to 2 weeks for an appointment because they are so busy.

The developer's proposal states 50 car park spaces will be included for the Baptist Church's visitors but only 38 car park spaces for the 200 homes. It is naïve to think that only 38 of the 200 new home owners will not have one or more cars in their family. I own a buy to let flat in central Croydon and I regularly have couples renting who own 2 cars. In addition to this, each resident will have visitors who will also require somewhere to park! Deliveries will also be made to all 200 properties, including large lorries carrying furniture etc. This would be a regular occurrence as residents update their belongings and their properties. There are rarely spaces to park in Purley Knoll and we already see owners/tenants of apartments in Purley without parking provision buying permits and parking permanently on designated car park spaces in and around the town. What plans have been made to cope with this additional demand?

As a resident of Purley Knoll, I strongly object to the plans. Such a massive development will change Purley forever - for the worst - And it will open the door for further development of high storey towers which would rapidly turn Purley into another Croydon, which it is not.

I ask that the proposed 16 storey build is rejected. Purley needs more doctors, some nicer shops and other services for existing residents, never mind any additional residents. If there were to be any housing on the site (which should be no more than 6 storeys high), sufficient free parking needs to be made available for all the properties.

2782/02/001/DM40.1/O Helen Preest

Object

DM40.1

I am also a resident of Purley Knoll and feel equally as strongly as Mr Barnes that the proposed 16 storey building will be both an eye sore and will cause an inordinate amount of other negative issues on the community. It certainly will not have any benefits for the current residents of Purley.

I have not seen the notices on lamp posts and I am not able to make the meeting on 28 November at such late notice and I will be at work on 8 December 2015. Given that the residents of Purley Knoll will be so closely affected by the proposals, I am very disappointed not to have received any sort of advance notification of the meeting through my front door or given an opportunity to express my opposition to the current proposals.

I have not met any local resident who is in favour of the proposals. On the contrary, we are all vehemently against them. I would be grateful if you could please consider the opinion of the local residents who will be directly affected by the proposals. For my part, I ask that the proposals are scrapped.

No change

Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee.

I feel that a building of 16 stories would be completely out of character for the currently derelict area in central Purley. Such a tall building would not only look completely out of place, but the additional traffic that its occupants would create - whether they be residential or commercial - would only cause further disruption at an already extremely road interchange.

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2784/01/003/DM40.1/O Iain Waterson

Object

DM40.1

This is a poorly concealed attempt to allow one party to move forwards with plans which have already been roundly rejected by the local community, namely the redevelopment of the site opposite Purley Cross, formerly the site of Sainsbury's. I fundamentally oppose policy as a skyscraper of 16 floors is completely out of keeping with the whole of the rest of Purley, where there are no buildings over five stories, and would profoundly change the character of Purley town centre.

No change

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This totally out of scale and unnecessary over development is driven by the developer exploiting the supposedly 'benefit' of 'gifting' amenity buildings to the site owner which in fact paid for by the increased over development. It will result in Purley centre being blighted and changed yet again beyond its current denuded state following the over development permitted on the Tesco 'site' over the years

No change

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2796/02/002/DM40.1/O	Roy Stone <i>South Woodcote Residents Associ</i>	Object	DM40.1	The suggestion of a skyscraper of 16 floors with 200 flats can be built in the centre of Purley is totally out of proportion to the area where the highest building currently is only 5 floors and something of this nature would be totally out of keeping. It is also suggested that there would only be a requirement for 37 parking places, to suggest that out of 200 proposed flats only 37 people would require a parking space is a nonsense and would mean increased pressure on the remainder of parking in Purley.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee
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2.DM 40.1 Block of flats in Purley.  
Object. Such a building would change the character of the town, lead to added vehicle congestion in the town centre, would have no external recreational facilities causing street nuisance

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DM40.1 Purley  
 The existing building heights: the report mentions the range of 3-8 storeys but please note that the character of Purley is defined predominantly by buildings at the lower end of this scale. The suggestion to allow this range to be extended up by factor of 100% (530% if based on the lower end of the scale) is outrageous – blatantly out of the existing character, as well as in violation of the Strategic Objective 5 (respecting & enhancing the borough's natural environment and heritage). Such a drastic increase in the housing density would also create massive demands on local infrastructure (transport, parking, health services, schooling etc.).

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The suggestion that the existing building heights could be complimented by a 16 storey building is patently untrue and has been inserted presumably to permit a structure of that height on the site opposite Pizza Express. An appalling idea that is worrying most local people who do not wish to live with an enormous eyesore in the centre of Purley.

An attempt is made to justify this in item 11.121 where it is stated that "This area has a varied topography which presents opportunities for tall buildings ..." a completely subjective view that is totally at odds with local opinion. A small green space, possibly a town garden would be much more appropriate and would offset the busy road junction and shops in the centre of Purley.

This item also suggests that there are existing buildings up to 8 stories in height when I cannot think of anything that is currently above 5.

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2804/01/002/DM40.1/O Jim Gibbons

Object

DM40.1

Policy DM40.1 (p166) states that a skyscraper of 16 floors can be built in the centre of Purley. I totally oppose this as a skyscraper of 16 floors will completely change the character of the town centre and is wholly out of keeping with the rest of Purley town centre which is no higher than 5 floors.

No change

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2819/03/001/DM40.1/O Peter Dolling

Object

DM40.1

Purley does not need a landmark building it already has a distinctive office building on the corner of Whytecliffe Rd ,opposite Tesco's. Keep taller buildings in central Croydon it will be detrimental to spread them through the borough.

No change

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2833/01/006/DM40.1/O Jeff and Susanne Webb

Object

DM40.1

we do not object to planning being obtained on brown field sites and in instances where gardens are double plots. Purley is already becoming over developed with new flats. We would like to see some new terraced properties with gardens suitable for first time buyers and possibly older residents.

No change

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2833/01/001/DM40.1/O Jeff and Susanne Webb

Object

DM40.1

Apart from being completely out of character with surrounding buildings (none of which are more than 5 floors), this site at 16 floors does not allow for enough parking. Any block of flats should be reduced in height. This would be another traffic hazard on exiting the site.

No change

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2834/01/001/DM40.1/O	Kathleen Tomlin	Object	DM40.1	I disagree with aspects of your local plan which will impact on me a resident here since 1996. I object to the proposed 16 floor tower block in Purley - too high & where is everyone to park? If you continue in this vein, my husband & I will move out of the area, to somewhere up North, where they plan things differently!! Your loss, our gain - pity, as this should be a really nice place to live, but you are definitely spoiling it.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee
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2841/01/023/DM40.1/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object	DM40.1	Policy DM40.1 should not allow for up to 16 storeys as it will completely change the character of Purley town centre and is wholly out of keeping with the rest of the town centre which is no higher than 5 storeys.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from
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2850/02/002/DM40.1/O	Elizabeth Killick	Object	DM40.1	<p>PURLEY SKYSCRAPER          I STRONGLY OBJECT TO THIS DAFT PROPOSAL AS THE BUILDING IS TOO NEAR A BUSY ROAD JUNCTION AND WILL BE AN EYESORE. THERE IS NO COMMON SENSE APPLIED HERE. 16 FLOORS IS AWAY TOO HIGH. IT WILL ALSO HAVE AN IMPACT ON THE AMONT OF DAYLIGHT IN THIS AREA. WHERE IS THE GREEN SPACE THAT IS MUCH NEEDED FOR GENERAL HEALTH AND WELL-BEING? WHAT ABOUT THE NOISE FROM THE TRAFFIC AT PURLEY CROSS? THIS PROPOSAL IS NOTHING BUT A VINDICTIVE AND NASTY ACT TAKEN BY THE LABOUR COUNCIL.I EXPECTTHE LABOUR LOVIES WILL LONG BE GONE WHEN THERE IS A MAJOR INCIDENT IF THE PROPOSAL GOES AHEAD.ONLY LABOUR COULD THINK OF SUCH PROPOSALS.IF THE FLOORS WERE REDUCED THEN I HAVE NO OBJECTION BUT WOULD NOT WISH TO LIVE AT PURLEY CROSS. IT WILL KEEP CROYDON SOCIAL SERVICES BUSY IN YEARS TO COME.</p>	No change	<p>Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee</p>
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2853/01/003/DM40.1/O	Gill Hickson Coulsdon Liberal Democrats	Object	Soundness - DM40.1 Effective	Though I support the need for more housing I believe the Purley Appartment block should be reduced to 12 floor maximum and more parking bays should be incorporated.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from
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2866/01/002/DM40.1/O	Malcolm Maskrey	Object	DM40.1	<p>You state that the current height of buildings in Purley is "3 to 8 storeys". There are not many, if any, that are 8 storeys high.</p> <ul style="list-style-type: none"> <li>- A 16 storey building would be completely out of character for Purley.</li> <li>- Any new development should be no higher than the adjacent premises.</li> <li>- The new development on the corner of Pampisford Road is an example of what can be achieved with a contemporary design within an existing environment.</li> <li>- A 16 storey building would not be a "landmark". It would be an EYESORE.</li> <li>- Please ensure that this proposal is withdrawn.</li> </ul>	No change	<p>Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee</p>
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2963/01/002/DM40.1/O Mrs A Djemil

Object

Soundness - DM40.1  
Justified

DM40.1 The skyscraper should be allowed a maximum of 10 stories . Anything higher will destroy the character of the area. Adequate onsite parking for the development should be made a condition of granting permission.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

I understand that the following Policies will threaten our green spaces. I was born in Croydon and have lived in this area all my life (I am now 63). My parents came here from Scotland in the early 1950s. They chose this area specifically for its green spaces and it is quite unique in that facility. I spent more than 35 years in Real Estate in this area and know very well that the reason people continue to move here, is exactly for these facilities and yet remaining within easy reach of other amenities, London, the coast and airports. Of course, more housing is required but I believe the alternative suggestions to these proposals to be very valid and much more in keeping with the neighbourhood thus maintaining its attractiveness and good standard.

These proposals are ill conceived and will change this particular neighbourhood beyond all recognition and take away that for which it is well known and valued. Please hear the voices of people like me and do NOT continue with the proposed policies set out below and which can be found in your Local Plan:

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

I write as a long time resident (33 years) of Purley and am horrified that there is even consideration being given to a skyscraper building in Purley. We are not alone in living in Purley because whilst being convenient for London it is still very countrified and does not have a 'London' feel to it unlike for example Croydon. If the skyscraper goes ahead this will surely be the thin end of the wedge and open the floodgate for further developments of such size. Having said that even one tall building of the type proposed will significantly blight the look of the area. If/as more homes are required, then keep building in Croydon – one additional skyscraper will make little difference. In Purley one single solitary building of this size will be a major blot on the landscape.

If more homes are needed, tax the overseas investors heavily so that they do not purchase homes in London for investments which are then left empty which then means more and more people need to look outside London which in turn moves the supply/demand curve increasing prices and people are left looking to living further and further out of London. If Purley has a skyscraper then where next – Godstone?

I vehemently oppose the above proposal.

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

2978/01/003/DM40.1/O Mr James Marland

Object

DM40.1

No Purley skyscraper please.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

2982/01/002/DM40.1/O Mrs Jeanne Driscoll

Object

DM40.1

I wish to add my objections made on this document by our local M.P. Chris Philp.

No change

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2984/01/002/DM40.1/O Jennifer Flanagan

Object

DM40.1

Purley town centre has been sadly neglected for over 30 years. The council should adhere to its claim in the Croydon Local Plan document that " the 'sixties boom' added many buildings with a range of varied and interesting attributes. Newer development in our borough has been respectful of this historic legacy, including enhancement of Croydon's distinctive District Centres and suburbs.' The proposed 16 storey block will be completely out of character and will not complement the surrounding buildings in Purley town centre.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

Object Soundness - DM40.1  
Justified

Please please can the council listen to the local residents of Purley-we do not want a 16 floor sky scraper imposing over our small town. It will ruin the area creating pressure on parking/schools and not to mention traffic that is already at breaking point at the moment, not to mention the character of the town.

Purley High Street needs to be rejuvenated along the lines of Coulsdon building this eyesore will destroy Purley.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

2999/01/010/DM40.1/O Mr John Harris

Object

DM40.1

I am writing to object to Purley Skyscraper authorisation

No change

Policy DM40.1 (p166) says that a skyscraper of 16 floors can be built in the centre of Purley. This will completely change the character of Purley town centre and is wholly out of keeping with the rest of Purley town centre which is no higher than 5 floors

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3003/01/002/DM40.1/O Mr John James

Object

DM40.1

I would like to register my objection to the following policy reference numbers: DM40.1- Purley Sky scraper

No change

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3013/01/001/DM40.1/O Mrs Julie Goacher

Object

DM40.1

I do not believe that the plan for a 'skyscraper' in Purley is in keeping with the architecture of the surrounding area at all and will not improve the local area for shopping and community.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3020/01/001/DM40.1/O Joanne Darville

Object Soundness - DM40.1  
Justified

I object to the following policies:

No change

Dm40.1- a skyscraper in Purley would ruin the look and feel of the town and set a worrying precedent for similar ugly buildings that aren't in keeping with the town.

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3036/01/002/DM40.1/O Mrs Sally Justice

Object

DM40.1

We do not want a skyscraper, there are enough homes in Purley and we have lost many of our local stand alone shops over years and more effort should be made in bringing small businesses back into the area. Who would want to live on a roundabout which is more than busy 24/7 with thundering juggernauts going round every day I cannot imagine? As for schools, doctor surgeries already bulging and the local hospital (still only open half days for A&E) I am sure they have had plenty to say.

No change

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3039/01/002/DM40.1/O Samantha Freeman

Object Soundness - DM40.1  
Justified

In particular I object to:-  
2. Purley Skyscraper (DM40.1)-  
totally out of keeping with the town  
centre

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3046/01/003/DM40.1/O Stephanie Lawson

Object

DM40.1

I object to this proposal on the premise that it is totally out of character with the rest of the town centre which consists of much shorter buildings

No change

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3075/01/008/DM40.1/O Mr Christopher Andrews

Object

DM40.1

A 16 floor building would be completely out of character in the town. On this site a building of 5/6 stories should be the maximum.

No change

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3091/01/002/DM40.1/O Mr Paul Gomm

Object

DM40.1

please note my objection to the following policy reference numbers within your current draft plan for planning & development;

No change

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3095/01/001/DM40.1/O Mr Paul Kelly

Object

DM40.1

DM40.1 - A 16 storey skyscraper would be totally out of character with the rest of Purley town centre. It would tower over the main Brighton Road, totally dominating the area, which would be entirely inappropriate.

11.121 - Tall buildings are not suited for the local area. They would diminish the character of a predominately low-rise residential area.

No change

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I am greatly concerned at some of the proposals for Purley, which if implemented, would be seriously detrimental and degrade local amenities. Specifically:

1.The proposal for a 16 storey skyscraper (which for some reason is not specifically mentioned in the plan) is wholly inappropriate. The site is unsuitable for such a building, which would not fit in with the area. Elsewhere the plan clearly envisages height restrictions on development to preserve the character of the area. These restrictions need to be consistently applied and include the Council's own vanity projects. The roads to the sides of the site already suffer from congestion at and outside peak times and the additional traffic generated could not be reasonably accommodated. The proposed building has insufficient car parking for it residents and other tenants and this will put further pressure on parking in the centre of Purley. This is not helped by the Council's intentions to reduce parking elsewhere. The residents of Purley do not deserve to have their suburb wrecked in this way.

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3124/01/002/DM40.1/O Mr Gerald Lambert

Object

DM40.1

A 16-floor building in the centre of Purley is not only objectionable for aesthetic reasons, being quite disproportional in height to the surrounding buildings, but housing such a large number of people at this spot will surely greatly increase the rush-hour traffic (both pedestrians and vehicles) at what is already a very congested junction.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from

3125/01/003/DM40.1/O	Mr Kevin Hanley	Object	DM40.1	<p>I am also opposed to the building of any high building in Purley which would be completely out of keeping with the area. Croydon's planning permission team seem to have lost their minds in allowing the awful tall purple structure to build on Wellesley Road. Everyone I know thinks it is an eyesore, and even strangers on the train I overhear refer to it as a monstrosity. It does nothing to enhance Croydon's reputation when awful and short sighted building is allowed. On this basis that all the high rise flats are being built on the back of the biggest credit bubble in human history that is going to fall apart in the next few months, I suggest it is better to make a plan for the next 100 years and therefore the protection of our wild areas and communities should be placed ahead of the need for more short term profits and buy to let flats which will be left empty once the next credit bubble pops, and become nightmares in the style of Le Corbusier.</p>	No change	<p>Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee</p>
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3157/01/002/DM40.1/O Mr James Clarke

Object

DM40.1

Purley Skyscraper DM 40.1.  
Whilst I have no objection to building a residential property here as it is a brownfield site I can not see any reason for building this to the proposed height as this will be completely out of keeping with the surrounding environment.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3162/01/002/DM40.1/O Mr Joe Toner

Object

DM40.1

I would like to voice my object to the following plan DM40.1.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3185/01/002/DM40.1/O Mr Stephen Woodward

Object

DM40.1

We have lived in Sanderstead for over 40 years, and have thoroughly enjoyed the areas to the south of Croydon being unspoilt. In our view these ill conceived proposals will change this area beyond recognition and take away that for which it is well known and valued. Please rethink, and do not continue with the proposed policies set out below and which can be found in your Local Plan:  
Policy DM40.1 (p166)

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3201/01/002/DM40.1/O Sharon Smith

Object

DM40.1

I am writing to support my local MP  
Chris Phelp in his objections

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

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3225/01/002/DM40.1/O Sandra Dudman

Object

Soundness - DM40.1  
Justified

2) DM40.1 p166 Purley Skyscraper  
16 floors, this will be out of character  
in this area where 5 stories is the  
maximum

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3233/01/003/DM40.1/O Mr Peter Douty

Object

DM40.1

I wish you to record my objections to this Plan as set out below:

2. Policy DM40.1 allows a 16 storey building which would change the 'CHARACTER' of PURLEY drastically.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3234/01/003/DM40.1/O Mr Peter Newman

Object

DM40.1

I specifically object to:  
DM40 The skyscraper is out of character with Purley or do you want to create a precedent for future high rise development. This is greedy developer driven and you are in thrall to these people at the expense of ordinary citizens. High rise has been discredited everywhere and many 60's blocks have been demolished thank God. Just because its mixed development doesn't excuse it. The developers have done the math and want the greatest height they can get away with.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3259/01/001/DM40.1/O Andrew Bance

Object

Soundness - DM40.1  
Justified

I live in Purley, and am writing with regards to the Croydon Local Plan, about which I have the following comments:

1. Policy DM40.1 says that a building of 16 floors can be built in the centre of Purley. I strongly oppose this as it will completely change the character of Purley town centre and is wholly out of keeping with the rest of Purley town centre which is no higher than 5 floors. Purley centre is already congested, and cannot accommodate any 'landmark' high rise development.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3260/01/001/DM40.1/O Wayne Starr

Object

DM40.1

The building of a 16 floor tower in the middle of Purley would be detrimental to the area. Purley has many problems with over development already. Many fine buildings have been bulldozed and the area seems to be deliberately left to run down. I beg the council to rethink this policy as it will destroy what was and could be again a perfectly acceptable low rise and vibrant community. The solution to housing/office space is seldom vertical as was proven during the late 1960's and 70's

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

With reference to the Local Plan which has been proposed, please note my objection to the following policies:

- >
- > Garden Grabbing
- > Policy DM2
- >
- > Purley Skyscraper authorisation
- > Policy DM40.1
- >
- > Purley Pool
- > Policy 40.4, Table 11.3, Site 30
- >
- > Purley Parking
- > Policy 40.4, Table 11.3,
- >
- > Sanderstead "Lidl" Site
- > Policy DM41.3, Table 11.14, site 306
- >
- > Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens
- > Policy DM44.2, Table 11.17, site 661
- >
- > Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation
- > The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662
- >
- > Lack of Parking in new developments
- > Policy DM28
- >
- > More Protection; Less "Intensification"
- > Policy DM31.4

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Purley is a small regional 'town', with a typical characterful/classic early C20 shops/flats centre - a little faded admittedly!. But to add a skyscraper of 16 floors is ridiculous, and a move totally based on church/developer greed. This policy should be rejected, and for anyother similar sized local centre - like Coulsdon. It will totally change the charater of the area, sticking out literally like a 'sore thumb'!

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3316/01/002/DM40.1/O Mr David Dudman

Object

Soundness - DM40.1  
Justified

2) DM40.1 p166 Purley Skyscraper  
16 floors, this will be out of character  
in this area where 5 stories is the  
maximum

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3319/01/001/DM40.1/O Mr Ron Thomas

Object

Soundness - DM40.1  
Effective

I object to the following ridiculous proposals...

Policy DM40.1 (p166) Do not turn Purley into a very dreadful version of Croydon centre.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3322/01/001/DM40.1/O	Mr Richard Driverr	Object	DM40.1	I should like to make it known that I object to this which is included in the recently published Local Plan.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee
3345/01/002/DM40.1/O	Rital Patel	Object	DM40.1	I would like to object.	No change	No change can be made as a result of this comment as it is not detailed enough as to what is being objected to.

3347/01/007/DM40.1/O Mr Richard Veldeman

Object

DM40.1

Policy DM40.1 (p166) says that a skyscraper of 16 floors can be built in the centre of Purley. A skyscraper of 16 floors will completely change the character of Purley town centre and is wholly out of keeping with the rest of Purley town centre which is no higher than 5 floors. This must not be allowed to go forward.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3353/01/001/DM40.1/O Rosamund Edwards

Object

DM40.1

I strongly oppose the building of 16 storey skyscrapers in Purley. This would be an eyesore and totally out of character for the area.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3415/01/003/DM40.1/O Ms C Soroczynski

Object

DM40.1

Please note my objections to planning Policy DM40

No change

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As a resident of Purley Knoll (No 23) in Purley I write to make representations against the proposed 16-storey tower development at Purley Cross (as part of the Purley Baptist Church). I strongly oppose this development – inappropriate to the character of Purley which poses deep challenges to already congested roads and services and the local environment. I list below some points of objection:

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

- in a survey relating to the proposed development in excess of 2,500 people have pledged their opposition to the 16 storey tower block that would form part of this development of 200 homes. Furthermore some 97% of those who left a comment on the developers own website stated they were against the tower block. Surely with such overwhelming opposition from the local community the council would wish to reconsider its proposal for this tower block and amend their plans accordingly – if not then the community deserves an explanation as to what justification the council feels there is to impose such a out of character structure on the town.

- The proposed 16 storey Tower Block is totally out of character with the local architecture and landscape of Purley and will create a dangerous precedent for the future. Such a tall building would never be allowed in any other circumstance and is way beyond the original 6 storey proposal put forward by the Purley Baptist Church or the current building heights of 6 storeys. By simply calling the 16 storey Tower Block a "Landmark" is no justification to impose such a decision on the local community.

- Such a mass development as proposed by the Purley Baptist Church will have a tunnel effect in Purley concentrating and increasing the levels of pollution that already exceed EU guidelines thereby placing residents' (including those that will live in the proposed new homes) health at increased risk from air pollution. Only this week the Global Summit in Paris agreed to reduce pollution worldwide and yet it would seem there is absolutely no interest from the Baptist Church or the Council to take steps to protect its residents health by the reduction of pollution on the contrary this development will concentrate levels of pollution further

- Traffic through Purley is set to increase further when "Westfield Croydon" is completed however

despite this there appears to be no plan to take the opportunity to re-design the A22/A23 road layout other than side stepping the issue to TFL. Why is the council not looking to incorporate traffic congestion solutions within the plan for Purley?

- No details are available as to what impact such a development will have on the very real flooding issues in Purley especially as rainwater can and has been dispersing naturally through the demolished Island Site and properties located in 1-9 Banstead Road. As we know as recently as 2014 Purley Town Centre and surrounding areas were under water and therefore this development will simply add to the likelihood of this happening again. The Council's own Plan stresses developments "that sites at risk of flooding only allocated where absolutely necessary". What plans do the council have to prevent future flooding events in Purley?

- With only 40 or so parking places planned – where are the majority of residents supposed to park? This can only have a further impact on already densely parked surrounding roads.

- What further plans are there to expand GP Services? The GP surgery at WoodCote Valley Practice is already overwhelmed and it is very hard to get appointments and receive good treatment. Local schools are already crowded to – so what plans are there to expand those in light of potentially a further 500 residents (many likely with children)?

This is a woefully ill-thought-through plan with very bad consequences. I strongly to join the only thousands of Purley residents to implore you to think again and seriously revise this proposal.

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As a resident of Purley Knoll (No 23) in Purley I write to make representations against the proposed 16-storey tower development at Purley Cross (as part of the Purley Baptist Church). I strongly oppose this development – inappropriate to the character of Purley which poses deep challenges to already congested roads and services and the local environment. I list below some points of objection:

- in a survey relating to the proposed development in excess of 2,500 people have pledged their opposition to the 16 storey tower block that would form part of this development of 200 homes. Furthermore some 97% of those who left a comment on the developers own website stated they were against the tower block. Surely with such overwhelming opposition from the local community the council would wish to reconsider its proposal for this tower block and amend their plans accordingly – if not then the community deserves an explanation as to what justification the council feels there is to impose such a out of character structure on the town.

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- Such a mass development as proposed by the Purley Baptist Church will have a tunnel effect in Purley concentrating and increasing the levels of pollution that already exceed EU guidelines thereby placing residents' (including those that will live in the proposed new homes) health at increased risk from air pollution. Only this week the Global Summit in Paris agreed to reduce pollution worldwide and yet it would seem there is absolutely no interest from the Baptist Church or the Council to take steps to protect its residents health by the reduction of pollution on the contrary this development will concentrate levels of pollution further

- Traffic through Purley is set to increase further when "Westfield

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

Croydon" is completed however despite this there appears to be no plan to take the opportunity to re-design the A22/A23 road layout other than side stepping the issue to TFL. Why is the council not looking to incorporate traffic congestion solutions within the plan for Purley?

- No details are available as to what impact such a development will have on the very real flooding issues in Purley especially as rainwater can and has been dispersing naturally through the demolished Island Site and properties located in 1-9 Banstead Road. As we know as recently as 2014 Purley Town Centre and surrounding areas were under water and therefore this development will simply add to the likelihood of this happening again. The Council's own Plan stresses developments "that sites at risk of flooding only allocated where absolutely necessary". What plans do the council have to prevent future flooding events in Purley?

- With only 40 or so parking places planned – where are the majority of residents supposed to park? This can only have a further impact on already densely parked surrounding roads.

- What further plans are there to expand GP Services? The GP surgery at WoodCote Valley Practice is already overwhelmed and it is very hard to get appointments and receive good treatment. Local schools are already crowded to – so what plans are there to expand those in light of potentially a further 500 residents (many likely with children)?

This is a woefully ill-thought-through plan with very bad consequences. I strongly to join the only thousands of Purley residents to implore you to think again and seriously revise this proposal.

3460/01/001/DM40.1/O Mr & Mrs Batki-Braun

Object

Soundness - DM40.1  
Justified

DM 40.1. Skyscraper in the centre of Purley. A building of 16 floors is, in our opinion totally inappropriate for the centre of Purley, As in other parts of London, a building of this height will create strong wind along the Brighton Road and Russell Hill. It would also be totally out of character with our town centre.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3463/01/009/DM40.1/O Ms F Wood

Object

DM40.1

Stop building or selling out with high rise buildings. We all know humans do not do well in high rise buildings and it is already embarrassing to see a 'pink' building in West Croydon dominating our sky line. Do not do the same to Purley. It has already been damaged by Tesco's.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3474/01/007/DM40.1/O	Mr Dennis King <i>Sanderstead Residents' Associatio</i>	Object	Soundness - DM40.1 Justified	Policy DM 40 Proposed Purley 16 storey building	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee
				<p>This refers to the Baptist Church site where the church propose to build a 16 storey tower block in the centre of Purley Cross and shopping centre. The tallest building in this area is 5 storeys and a 16 storey tower will be totally out of scale and will over dominate this small town shopping centre.</p>		
				<p>The Baptist Church have an over ambitious plan to provide church and facilities plus community facilities. There has been no consultation with the community to judge their preferences.</p>		
				<p>To cover the cost of their development they need to include flats for sale. The Croydon Council have demanded a £2m CIL and 20 social housing units, without parking facilities to cover the cost of the Council's demands which necessitates building to the height of 16 storeys.</p>		
				<p>The church should be required to reconsider their own proposals. For instance an open area on the 10th floor would rarely be used in our English climate and the people of South Croydon should have their own facilities incorporated in a new swimming baths and leisure centre.</p>		
				<p>A further blot on the area will be additional car parking required for the flats without car parking bays. Many people whether in social housing or other housing require a car for their living and other reasons. For the Council to assume all tenants will only use public transport is a lack of understanding Of the needs of working / disabled tenants.</p>		

> 2. Policy DM40.1 (p166)  
> I object to this policy since i believe it is written for the building on the Purley Cross site. A multistorey building over a few storeys would not be appropriate in central Purley. This area is less intensively built on than further north in the borough since it is closer to the edge of london and the green belt. This is necessary since a graduated reduction in intensification allows a cosistent change in chatacter, rather than a sudden abrupt end to the intense building characterising a big city. At present the town centre is no higher than 5 floors, a significant increase to this would not be in keeping and should be blocked by the council not encouraged.

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3496/01/004/DM40.1/O Mr Ian Leggatt

Object

DM40.1

The proposal to allow development up to 16 storeys is totally out of keeping with the area and streetscape and adjoining buildings. I object to the proposal.

No change

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3523/01/002/DM40.1/O Mr Mike Rice

Object

DM40.1

Dear Sirs,

No change

With reference to the recently published 'Croydon Local Plan', as a resident of the past 25 years I give my views as follows:-

Policy DM40.1 (p166).Objection-16 storey skyscraper totally unacceptable in a 5 storey town.

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3537/01/001/DM40.1/O Linda Osbourne

Object

DM40.1

16 storeys - Too high for the Purley Cross site! A sore thumb! It will cause even more chaos to the area, which is bad enough anyway with traffic from A22/Tesco traffic flow.

No change

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3538/01/003/DM40.1/O	Liz Turner	Object	DM40.1	<p>Please reconsider many of the policies that change the character of Purley, Sanderstaed and Sth Croydon Please do not build a 16foot skyscraper in Purley Please be thoughtful with redevelopments that seriously change the character of these towns. Once changed they cannot be put back Garden grabbing etc</p>	No change	<p>Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee</p>
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3545/01/009/DM40.1/O Linda Bevin

Object

Soundness - DM40.1  
Justified

I oppose the construction of a 16 storey block of flats in central Purley. This is out of keeping with the surrounding area and will result in traffic and parking problems in an already very congested area.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3559/01/002/DM40.1/O Mr Michael Southwell

Object

DM40.1

Regarding the draft local plan I make the following objection-DM40 Any buildings in excess of the present highest surrounding buildings (5 stories ) will stick out like a sore thumb and will thus change the whole landscape of the area

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3561/01/002/DM40.1/O Linda Hione

Object

DM40.1

Purley Skyscraper authorisation Policy DM40.1 (p166) says that a skyscraper of 16 floors can be built in the centre of Purley. I totally oppose this. A 16-floor skyscraper will completely change the character of Purley town centre and is wholly out of keeping with the rest of Purley town centre which is no higher than 5 floors

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3571/01/002/DM40.1/O Mr & Mrs Hewitt

Object

DM40.1

A skyscraper of 16 floors will completely change the character of Purley town centre and is wholly out of keeping with the rest of Purley town centre which is no higher than 5 floors.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3578/01/001/DM40.1/O Mr Norman Pollard

Object

DM40.1

No change

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3584/01/001/DM40.1/O Mrs Margaret Lawless

Object

DM40.1

I object to the proposals in this new Local Plan, which will threaten our green spaces. It, also, does not address the real issue of the lack of parking. The Purley skyscraper is just going to be horrendous and MUST BE STOPPED.

No change

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3587/01/002/DM40.1/O	Mrs Margaret Laycock	Object	DM40.1	I am writing to you to oppose, in the strongest possible terms, the building of a 16 storey block in the centre of Purley. It beggars belief that such an eyesore should be considered in an area where nothing else is above four or five storeys. It will stick out like a sore thumb and the upheaval of actually building there will be immense. Quite why this is being considered I can't think. There surely must be an alternative to this proposal.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee
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3588/01/002/DM40.1/O Mr Nigel Jones

Object

DM40.1

Policy DM40.1 which seeks to permit a 16 story skyscraper in the centre of Purley. It is claimed that this would 'positively enhance and strengthen the character' of Purley with a 'new landmark'. The term 'Landmark' is overworked appearing over two dozen times in a lame attempt to bolster poor justification. The correct definition would be 'monstrosity' denying the area its current culture. Keep construction to no more than 5 floors.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3592/01/002/DM40.1/O Nicola Shipp

Object

DM40.1

As a resident of Croydon all my life, I wish to register my opposition to the following "plans"....  
DM 40.1 – Purley Skyscraper, The site is completely unsuitable for a 16 storey development which would completely out of character for the area.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

16 Storey Skyscraper in Purley, Purley cross. ref Policy DM40.1 (p166) The tower would ruin the skyline of Purley and is completely out of keeping with the rest of the town. A sympathetic design, preferably mock Tudor, 4 floors max, in a much smaller scale would be more appropriate. This would stick out like a Monstrous Carbuncle! (where have we heard that quote before!?) I understand it is part of the London Plan which provides housing, but no parking?! I think it quite naive to think that the occupiers will not have cars they need to park, and will therefore go into the community to locate spaces for their need. Thus pressurizing the local community even further, for example Purley Vale area, who are already squeezed for parking with further restrictions coming which are unwelcome. The proposed development is on the junction of the A/22 and A23, one of the busiest junctions in the south east, surely any development there would cause devastating traffic tailbacks, it only takes one white van to break down outside Purley Library for the whole area to grind to a halt. A construction site for a 16 storey tower, no thank you. Purley is congested enough on a regular basis (the whole of this week on the school run I might add) with various works on the roads and diversions. It is totally unacceptable.

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3712/01/006/DM40.1/O Mr Nick Peiris

Object

DM40.1

A skyscraper in Purley will be totally out of character with the local scene!

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3714/01/001/DM40.1/O	Jean Daintree	Object	Soundness - Justified	DM40.1	<p>I do not believe that a 16 storey building would add anything to Purley, but would be totally out of character. Apart from the aesthetic point of view it is difficult to see how a the junction of the A22/A23 could possibly cope with a building of this size. Will any parking could be incorporated into the site? If so, where would the entrance/exit be?</p> <p>I believe that this plan has been opposed by local residents since its inception. Why are local residents consulted if their views are ignored?</p>	No change	<p>Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee</p>
3725/01/002/DM40.1/O	Mr J Zhang	Object		DM40.1	<p>I certainly object to the following policies as DM40.1. We do need a health and green tone with its character.</p>	No change	<p>This comment is not clear enough as to what is being objected to.</p>

Can you please explain how a brand new maximum 16 storey building "positively enhances and strengthens the character" of the existing average 5 storey area with town centre building styles dating mostly from about 100 years ago? A modern 16 storey development will merely cast a nasty pall over the town and obliterate the existing character before setting a precedent for future planning decisions which may then triple the height of local buildings forever into the future. The potential offered by the plan clearly does not "positively enhance and strengthen the character" but erases it. In order to "positively enhance and strengthen the character" the empty site at the centre of Purley should be developed to be in sympathy with the existing character and height of the immediate adjacent buildings. About half of those are retail premises of about 5 stories but many others, to the south are ordinary residential houses of 2 storeys. Quite what advantage the existing residents of the area gain by ruining the character of the town your planning document does not detail so, like the equally unacceptable flyover proposal mooted some years ago, any possibility of an out of character development beyond 5 stories also be kicked well into touch.

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3729/01/004/DM40.1/O Mr J Luthra

Object

Soundness - DM40.1  
Justified

I own several properties in Croydon and belong to a large family who all strongly object to the local plan on the basis it encourages:  
-Ridiculous Purley Skyscraper appears to be thought up by lunatics

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3750/01/003/DM40.1/O Mrs Anne Turner

Object

DM40.1

I would like to put in writing my objections to the following local plans:  
I am listing the relevant Policy Numbers:  
2. DM40 - Purley Skyscraper

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3765/01/002/DM40.1/O Mr & Mrs Davis

Object

Soundness - DM40.1  
Justified

Please register our objections to the following proposals

No change

Policy DM40: this relates to the proposal that a 16 story skyscraper should be allowed, whereas the highest other building in that area is only 4 stories high. We submit, that this proposal is totally out of character and should be rejected

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3770/01/007/DM40.1/O Mr Malcom Mackenzie

Object

DM40.1

We have objected separately to the plan to build a skyscraper in the middle of Purley Policy DM 40.1, as this will be completely out of character, with the rest of the town, as well as causing considerable traffic congestion.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3779/01/003/DM40.1/O Mr Andrew Frazer

Object

DM40.1

Policy DM40.1  
A Skyscraper in Purley is totally inappropriate, none of the designs seen so far will add to the character or ambiance of the town in any way.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3794/01/002/DM40.1/O Mr Thomas Lawson

Object

DM40.1

I object to this proposal on the premise that it is totally out of character with the rest of the town centre which consists of much shorter buildings.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3795/01/003/DM40.1/O Mr Tony Connor

Object

DM40.1

With reference to the Local Plan which has been proposed, please note my objection to the following policies:  
Purley Skyscraper authorisation  
Policy DM40.1

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3796/01/001/DM40.1/O Mr Tony Sales

Object

DM40.1

I am emailing to record my objection to the following policies within the 'Local Plan'.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3804/01/037/DM40.1/O	Cllr L Hale <i>London Borough of Croydon</i>	Object	DM40.1	Policy DM40.1 should not allow for up to 16 storeys as it will completely change the character of Purley town centre and is wholly out of keeping with the rest of the town centre which is no higher than 5 storeys	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee
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3807/01/002/DM40.1/O Mr Geoff Bell

Object

DM40.1

A 16 storey building will be so out of place in Purley town centre, I can't believe it is being considered. And what about the impact on traffic in an area which is already gridlocked for much of the da

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

Purley (centre) at present generally has a maximum build of 5 floors. This policy appears to be written specifically to allow a skyscraper of 16 floors to be built in this location. I totally oppose this as it would completely change the character of Purley town centre.

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3812/01/002/DM40.1/O Mr Peter Spragg

Object

DM40.1

Policy DM40.1 (p166) says that a skyscraper of 16 floors can be built in the centre of Purley. A skyscraper of 16 floors will completely change the character of Purley town centre and is wholly out of keeping with the rest of Purley town centre which is no higher than 5 floors. I totally oppose such a development as it will completely annihilate what is left of the centre of Purley.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3813/01/002/DM40.1/O Mr Brandon Hannan

Object

DM40.1

Policy DM40.1 (p166) says that a skyscraper of 16 floors can be built in the centre of Purley. I am sure that this policy is written with the specific site opposite Pizza Express on Purley Cross in mind. I totally oppose this. A skyscraper of 16 floors will completely change the character of Purley town centre and is wholly out of keeping with the rest of Purley town centre which is no higher than 5 floors

No change

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3814/01/003/DM40.1/O Mr Jon Adams

Object

DM40.1

Policy DM40.1 (p166) says that a skyscraper of 16 floors can be built in the centre of Purley, which will completely change the character of Purley town centre and is wholly out of keeping with the existing buildings which are no higher than 5 floors.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

It is with regret that I feel the need to object to the following proposals:-

Purley skyscraper Policy DM40.1.

I feel this proposal is completely out of keeping with the surrounding area and I strongly oppose it.

Garden acquisition Policy DM2

This will make 'garden grabs' far too easy in my opinion, is far too subjective and is therefore a far weaker form of protection.

Sanderstead Lidl site Policy DM41.3

This proposal will likely cause real problems to traffic in the vicinity and I do not think it is an appropriate site for retail development.

Loss of Green Belt at Coombe Playing Fields and Croham Hurst Policy DM44.2

I believe that both of these locations should remain Green Belt and that re-designation is inappropriate. It will impact the area badly and in conjunction with other changes steadily change the nature of the area for the worse.

The Gypsy/Traveller site on Conduit Lane Policy DM44.2

Finally I most strongly object to Council plans to develop a Gypsy/Traveller site here. I feel it is totally inappropriate placing this on Green Belt land and is in direct contravention of the "Planning Policy for Traveller Sites" published by the Government just last August!

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3816/01/002/DM40.1/O Lorraine Oakley

Object

DM40.1

Policy DM40.1.b.  
with potential for a new landmark of up to  
a maximum of 16 storeys;  
I object to the allowance of a  
skyscraper up to 16 storeys high. It  
will look out of place in the area and  
will not enhance the character of the  
traditional buildings around it. It will  
create extra traffic in an area that is  
already congested. This should not  
be permitted.

No change

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3819/01/002/DM40.1/O Mr Michael Drury

Object

DM40.1

I notice that in your Local Plan for development of the area there are several proposals which deserve reconsideration before they are promulgated.  
1 Purley skyscraper Policy DM40.1 A skyscraper of this size would further destroy the remaining character of Purley which has declined markedly since I moved back here 45 years ago.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3829/01/002/DM40.1/O Dr L Bowen-Long

Object

Soundness - DM40.1  
Justified

Purley Skyscraper – patently absurd to consider a building of 16 floor in the middle of an area of low buildings and surrounded by busy roads. The idea should be dropped immediately.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3836/01/002/DM40.1/O Mrs L Kavanagh

Object

DM40.1

I strongly oppose the idea of a 16 storey building in Purley town centre. This would be totally out of keeping with the current skyline and look absolutely hideous. Town planners please please don't allow this.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3837/01/008/DM40.1/O Mr & Mrs Hooper

Object

DM40.1

Policy DM40.1. The proposal to allow a 16 floor skyscraper in Purley is totally out of character with the town and would add to congestion placed in any central area. In addition without adequate off street parking, congestion would increase.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3849/01/003/DM40.1/O Maureen Messett

Object

DM40.1

I sincerely hope that my objections will be noted. I have lived in this borough for many many years and I hate seeing it gradually destroyed.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3861/01/002/DM40.1/O Mr Neil Walker

Object

DM40.1

Purley Skyscraper Policy DM40.1.  
Any such development would be totally out of keeping with Purley town centre.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

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.Policy DM40.1 allows for a skyscraper of 16 floors in the centre of Purley. This is completely out of character with the existing High Street of 4 floors with shops below

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3883/01/002/DM40.1/O Mrs Marilyn Arbisman

Object

DM40.1

Policy DM 40.1 - The proposed skyscraper in Purley would be completely out of character from the rest of the local buildings and would ,in my opinion,be an eyesore.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3896/01/009/DM40.1/O Mr M Veldeman

Object

DM40.1

A skyscraper in Purley is simply madness. It is not in keeping with the area, the site does not lend itself to such a development and the area already struggles with traffic congestion (ask your delayed colleagues). It would not be able to cope with the additional pressure a skyscraper would bring.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3903/01/003/DM40.1/O Mr & Mrs Kim

Object

DM40.1

We object to the following proposed plans.  
DM40.1

No change

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3940/01/002/DM40.1/O Shirley Shephard

Object

DM40.1

Policy DM40.1 (p166) says that a skyscraper of 16 floors can be built in the centre of Purley. I am sure that this policy is written with the specific site opposite Pizza Express on Purley Cross in mind. I totally oppose this. A skyscraper of 16 floors will completely change the character of Purley town centre and is wholly out of keeping with the rest of Purley town centre which is no higher than 5 floors.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3941/01/002/DM40.1/O Mr Frances Sell

Object

DM40.1

Skyscraper buildings.  
I object to the construction of a tower block on this site, it would be quite out of place and ruin the street scene and overpower the adjoining buildings

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

3956/01/002/DM40.1/O Mrs M Lam

Object

DM40.1

I strongly oppose the construction of a monster skyscraper in the heart of Purley town centre (DM40.1).

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from

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3960/01/002/DM40.1/O	Mrs R Jennings	Object	DM40.1	Policy DM40,1 - I absolute object to the massive overdevelopment that would be a skyscraper of any kind in Purley.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee
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3982/01/002/DM40.1/O Mr & Mrs Smith

Object

DM40.1

We are strongly against the planning ideas you have over green spaces. Please add these six against to planning ideas with references below

No change

DM40.1  
DM2  
40.4  
DM44.2  
DM28  
DM31.4

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3986/01/001/DM40.1/O Mr & Mrs Crane

Object

Soundness - DM40.1  
Justified

We are life long residents of Croydon. With reference to the local plan we would like to object to the following proposals:  
•DM40.1 - A skyscraper in Purley is total out of character for the town. Purley needs development but this is not the way to go about it.  
•DM40.4 - Purley Pool - whilst not objecting to this area being redeveloped it should include a swimming pool. Our children learnt to swim here and it is an important facility to the community. For instance our Farther uses it regularly. It has been vital to maintaining his health and he would not be able to travel to more distant pools.  
•DM44.2 - It is not appropriate to have a travellers site on green belt land. We believe it is important to protect all Green Belt land from development  
•DM31.4 - We are opposed to the intensification of these areas.

No change

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4032/01/003/DM40.1/O Ms S Lawson

Object

DM40.1

I object to this proposal on the premise that it is totally out of character with the rest of the town centre which consists of much shorter buildings.

No change

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4050/01/002/DM40.1/O Jenny White

Object

DM40.1

I object to Purley Skyscraper Policy DM 40.1. It is completely out of character with the whole of Purley Town Centre where buildings are no more than 5.

No change

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4077/01/004/DM40.1/O Lister & Joyce D'Costa

Object

DM40.1

I am writing to object to:  
3.Purley Skyscraper authorisation as listed in policy DM40.1 (p166) says that a skyscraper of 16 floors can be built in the centre of Purley. This will completely change the character of Purley town centre and is wholly out of keeping with the rest of Purley town centre which is no higher than 5 floors.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

4085/01/003/DM40.1/O Mrs Shelley Chatter-Singh

Object

DM40.1

I would like to officially put forward to you my strong objection to some of the policies that you are proposing within Croydon. My objections are particularly directed to the following policies:  
DM40.1 Purely sky scraper development. The proposed building is totally out of character for the area and in my opinion will be a blot on the landscape

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

Firstly, congratulations on drawing together this informative document, which is clear and consistently prepared. The summary form, particularly in detailing possible alternative uses for sites, does leave plenty of scope for possible argument over interpretation and it might be useful to link sections to more detailed background material.

I do have a number of concerns as follows:

I am disappointed that support for a very tall building at Purley Cross appears to have support. I think this would further destroy the comfortable feel for the old centre and discourage the development that is necessary.

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I wish to appeal against the plans for the 19 storey building at the Baptist Church site, Banstead Rd. Whereas , I wouldn't object to some flats there, the plan needs adapting.

1) 19 storeys is far too high for Purley. It will dominate the whole area.

2) It is not really a suitable site for housing as it surrounded by pollution from cars - both noise and sulphur dioxide. It is definitely not suitable for families. It would be quite dangerous, also as there will no outdoor space for children

3) Nor is it suitable for shops because of the lack of easy crossing places and the amount of cars passing nearby. There are already far too many empty shops in Purley.

4) If it must be housing, flats for young people trying to get on the housing ladder would be more acceptable and appropriate. If you would provide help with the deposit, or allow part rent , part ownership. There is a tremendous shortage of such places

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4108/01/002/DM40.1/O The Chudasama Family

Object

Soundness - DM40.1  
Justified

Policy DM40.1 (p166) - We totally oppose this. A skyscraper of 16 floors will completely change the character of Purley town centre and is wholly out of keeping with the rest of Purley town centre which is no higher than 5 floors.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee

4411/01/001/DM40.1/O	Maurice Brennan	Object	DM40.1	1.I strongly object to the inclusion of: Policy DM40.1 (p166) that says that a skyscraper of 16 floors can be built in the centre of Purley. This is wrong and will destroy purley for years to come. Shame on you for including	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee
1892/01/002/DM40.2/O	Dennis Carter	Object	DM40.2		No change	The objection is noted but as there is no further information substantiating it no amendments the policy can be made as the basis for the objection is not known.
3415/01/004/DM40.2/O	Ms C Soroczynski	Object	DM40.2	Please note my objections to planning- Policy DM40	No change	The Council is unable to respond on this as no reasons are provided for the objection in relation to policy DM40.2
3725/01/004/DM40.2/O	Mr J Zhang	Object	DM40.2	I certainly object to the following policies as DM40.2. We do need a health and green tone with its character.	No change	This comment is not clear enough as to what is being objected to.

1892/01/003/DM40.3/O	Dennis Carter	Object		DM40.3		No change	The objection is noted but as there is no further information substantiating it no amendments the policy can be made as the basis for the objection is not known.
2803/01/003/DM40.3/O	Mr John Massie	Object		DM40.3	The junction of Brighton Road and Purley Downs Road Items b) and c) seems to suggest that there should be a lot more 5 story blocks of flats similar to Lansdowne Court along this stretch of the Brighton Road. Which would completely spoil the street scene and the area generally with too many over-large and visually intrusive buildings and put a huge strain on parking. I note also in item 11.124 that Capella court is described as a "landmark" building when it is in fact a terrible eyesore, ugly and disliked by everyone who lives in the area, the result of 1960's planning failures. It can never be a focal point for decision making in the 21st century and should be demolished. Perhaps you should survey the local residents on this issue.	No change	Since consultation in 2013, the Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. Wording of the paragraph 11.124 refers to the future re-development as a landmark, a larger building terminating vistas from south and north due to its larger scale than surrounding buildings.
0100/02/003/DM40.4/O	I Djemil	Object		DM40.4	On Table 11.13 add site name ` Woodcote Park Estate. Proposed use: back garden development.	No change	No specific site is identified and there is a policy, DM2 policy on garden land ,which will be applicable for proposed development on back garden land
1892/01/004/DM40.4/O	Dennis Carter	Object		DM40.4		No change	The objection is noted but as there is no further information substantiating it no amendments the policy can be made as the basis for the objection is not known.
1949/01/024/DM40.4/S	Beth Havelock <i>Transport for London</i>	Support		DM40.4	TfL supports the plans for growth in this area and welcomes further discussions on the options for transport infrastructure.	Welcome support	
2598/01/002/DM40.4/O	H A Chakera	Object	Soundness - Justified	DM40.4	I strongly object to your policies .  DM 2 DM 40 DM 40.4 DM 41.3 DM 44.2, DM 28 DM 3 DM 31.4  Local shopping parades are empty due to draconian parking charges Whitgift and Centrale are empty Office Blocks empty	No change	The Local Plan is required to allocate sites for development so it is not possible to remove this policy.

2606/01/003/DM40.4/O	A&J Mitchell	Object	DM40.4	We object to this policy		No change	No change can be made as a result of this policy as there is no detail as to what is being objected to.
2792/01/002/DM40.4/O	Parham Holdings Ltd	Object	DM40.4	112 Brighton Road is suitable for a primary school use. The site has a total area of 0.30ha, and can appropriately accommodate a primary school use. It is recognised in the Croydon Local Plan Strategic Policies (adopted in April 2013) that the South Western area of Croydon is in need of more primary school classrooms. The site has a long history of being developed. The existing land use is not protected. The Alternative Site is not subject to any relevant policies. A preferred or alternative option has not been specified for its use. It is considered that the Alternative Site is an ideal location for a primary school given its proximity to public transport and potential for access from both Brighton Road and Downlands Road (which also provides opportunity pupils to be dropped off away from the heavy traffic on the Brighton Road). It is unlikely that an educational (D1) use would result in adverse overlooking issues onto the adjoining properties while any acoustic impacts would be limited and occur within school hours only. No.112 Brighton Road presents a more appropriate location offering better safety and access outcomes and a quieter environment.	112 Brighton Road should be allocated as a primary school instead of site 490.	No change	112 Brighton Road has been assessed and will not be allocated as a primary school due to the lack of suitable access and the close proximity to the adjoining residential properties.
3345/01/003/DM40.4/O	Rital Patel	Object	DM40.4	I would like to object.		No change	No change can be made as a result of this comment as it is not detailed enough as to what is being objected to.
3412/01/001/DM40.4/O	Mrs C McNaughton	Object	DM40.4	I would like to register my anxieties as regards some of the proposals in the draft "local plan". They are 40.4.		No change	No change can be made as a result of this comment because it is not clear as to what is being objected to.
3725/01/003/DM40.4/O	Mr J Zhang	Object	DM40.4	I certainly object to the following policies as DM40.4. We do need a health and green tone with its character.		No change	This comment is not clear enough as to what is being objected to.
3982/01/004/DM40.4/O	Mr & Mrs Smith	Object	DM40.4	We are strongly against the planning ideas you have over green spaces in 40.4		No change	None of the proposals for the Purley area (DM 40.4) are on green space.

4117/01/024/DM40.4/O	Cllr S Brew	Object		DM40.4	Lord Roberts, 19 Upper Woodcote Village, Purley: Given the text of para 5.38 on p54 of the CLP1.1 partial review document, I recommend that the Lord Roberts should be designated as a community facility, which serves a relatively isolated group of homes around the village green.		Change	Agreed it will be designated as a community facility as post offices have been added to the definition of community facilities and will be protected by Local Plan policies.
4117/01/023/DM40.4/O	Cllr S Brew	Object		DM40.4	Purley Library site: (not currently discussed in local plan): The existing listed building should be retained but converted to offices. (AFTER new library has opened on site 30 above		No change	The library is a community facility which is protected by Local Plan policies. The library could not be converted to offices unless it has been demonstrated there is no demand for the facility from other community facility uses or organisations.
2657/01/004/DM40.4/O	Rebecca Pullinger CPRE London	Object	Soundness - Effective	DM40.4 130	A large number of the sites allocated for development through Detailed Policies and Proposals may result in the loss of green space. This appears to run counter to the Borough's Strategic Objective 10 (The need to utilise brownfield areas first) and could be replaced with a goal to promote good quality high density developments that protect Croydon's green spaces. Even undesignated green spaces provide important ecosystem services to Croydon's growing population. We are concerned about the potential loss of Green Infrastructure through the possible reduction of garden space through the proposed development. Any plans should seek to protect and enhance the green	The Council should provide additional text in these policies to encourage developers to propose good quality, high density developments which promote the protection and enhancement of green space.	No change	This allocation would not result in the loss of open space.
2781/01/005/DM40.4/C	Graham Bass	Comment		DM40.4 130	Concerned about the design of this large, predominantly affordable estate. Need to ensure that it will be attractive & in character with the area & its surroundings- not replicate the stereotypical tatty council house estates of the past.	The proposal would need to be attractive and in character with the area and its surrounding.	No change	Any proposal would be required to meet the standards set out in the Urban Design and the Places of Croydon policies in the Croydon Local Plan.
2982/01/003/DM40.4/O	Mrs Jeanne Driscoll	Object		DM40.4 130	I wish to add my objections made on this document by our local M.P. Chris Philp.		No change	This comment has not been substantiated so no changes can be made.
3162/01/003/DM40.4/O	Mr Joe Toner	Object		DM40.4 130	I would like to voice my object to the following plans DM40.4 .		No change	The objection is not substantiated, (no reason given ), so the Council is unable to respond.
3322/01/002/DM40.4/O	Mr Richard Driverr	Object		DM40.4 130	I should like to make it known that I object to this which is included in the recently published Local Plan.		No change	There is insufficient information to consider this comment further.
3419/01/002/DM40.4/O	Mr & Mrs C MacKinnon Smith	Object		DM40.4 130	We, the residents at 4 Purley Knoll, officially object to the proposed development of 1-9 Banstead Road which will have a detrimental effect on our property and Purley in general		No change	The Council believes that the site is suitable for residential use and therefore the site will continue to be allocated for that use.

3577/01/004/DM40.4/O	Mr Peter West	Object	DM40.4 130	I object to Policy 40.4 table 11.3 - All of the above are unacceptable to me as a Sanderstead resident for the last 25 years. We need space and sensible development that compliments the environment. I totally agree with all the point that our member of Parliament has suggested.	No change	This allocation sets out that residential development is acceptable in principle. Any planning application for this site will be assessed against the Local Plan planning policies, which include an assessment on the local environment and character.
0057/02/003/DM40.4/O	Jill Kilsby	Object	DM40.4 30	40.4 Table 11.3 Site 30 Purley Pool I hope that this means that there will still be a public pool to serve this area of the Borough. I also hope that the parking spaces will remain. Parking is a key issue in Purley and this is also not helped by allowing dwellings to be built without a parking	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

0069/03/001/DM40.4/C Mr Fred Wallis  
*The Save Purley Pool Campaign*

DM40.4  
30

Purley is the only logical place in the south of the borough for swimming facilities:  
- It is a public transport hub and has the best bus, road and rail connections in the area and hence is easily accessible to a large number of residents.  
- The current pool is very well used by schools, disabled groups, clubs and has classes for all ages.  
- For geographic reasons it is the most readily accessible pool for residents in Coulsdon, Sanderstead, Selsdon and Kenley as well as Purley itself (estimated 87,000 residents have access). Loss of the facilities would mean that significant numbers from these areas who currently go swimming will not have ready access, and hence will not be able to go.  
- The nearest other pool is in Waddon which because of poor accessibility for the south of the borough (two bus journeys and poor bus timetables) is for all practical purposes out of reach for users in the wards of Kenley, Sanderstead, Selsdon and Coulsdon. For those travelling by car, Waddon has insufficient parking places to take extra users, as well as adding to the congestion on the Purley Way.  
- Loss of swimming facilities in Purley would result in a significant inequity in provision of such facilities across the borough and would be counter to the 'Opportunity Croydon' initiative

However, table 11.13 in CLP 2 states for the existing Purley Pool site that its proposed use will be: Mixed use redevelopment incorporating new leisure facilities and/or other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail, residential accommodation and public car park.

This wording creates significant doubt as to the future purpose of the site, does not guarantee a pool, and doesn't even guarantee leisure facilities of any description.

We believe that in order for the CLP to properly meet the safeguards set out in the NPPF, the London Plan and the UDP it should explicitly set out plans to retain a 6 lane 25 metre pool in the centre of Purley. If the existing pool site does need to be redeveloped then a new pool should be built before the existing one is demolished.

Change

The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accommodation'.

0069/04/001/DM40.4/C	Mr Fred Wallis <i>The Save Purley Pool Campaign</i>	Comment	DM40.4 30	<p>We are broadly in agreement with the proposals but feel that with such a big site and a large development that the wording should not allow for any ambiguity.</p> <p>We suggest the following proposed use: Mixed use redevelopment incorporating a new leisure centre, to include a 25metre swimming pool and a fully equipped gym. Other community facilities such as, healthcare facilities, creative and cultural industries enterprise centre, retail, residential accommodation and public car park. We believe that there should be no ambiguity regarding this site as it was the subject of a massive public petition about a possible closure of the Pool. 6400 signatures were presented to the Council which bought about a full council debate. The debate finished with a 100% support of the Councillors from all sides to keep Purley Pool open. This should clearly indicate the wishes of the community and you should take note of them</p>	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.	
0092/02/014/DM40.4/O	<i>Riddlesdown Residents Associatio</i>	Object	DM40.4 30	<p>Purley Pool - Policy 40.4, Table 11.3, Site 30 (page 168- CLP2) talks about redeveloping the current Purley Pool and multi-story car park site. Redevelopment would be welcome, but any new leisure centre must include a pool and the policy should make this clear. It should also make clear that the total number of public parking spaces should not decrease.</p>	The site should include a requirement for a swimming pool and the current level of parking should remain.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
0100/02/005/DM40.4/O	I Djemil	Object	DM40.4 30	Ensure Purley Pool is kept as a service to residents.		Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

Object Soundness - DM40.4  
Effective 30

I am writing in connection with the consultation documents for the Croydon community plan, which do not appear to guarantee the continuing provision of a swimming pool in Purley town centre. The plan appears to refer merely to 'new leisure facilities and/or other community facilities'. All vague.....

Change

The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

I am one of the many users of Purley Swimming Pool who protested a while ago at the threat of its closure and was at the meeting in the Town Hall when we were told that the Pool would be 'saved' for the foreseeable future (or words to that effect). I am contacting you now to emphasise what to me is perfectly obvious: a Purley municipal swimming pool is much needed and valued. It is no use if facilities are not easily accessible to those living in the borough, particularly in the south of it. Purley town centre is an absolutely ideal situation for a swimming pool: it is the hub of several bus routes and people can get to the pool easily from all over the borough. The pool is very, very, well used, particularly by the young and the elderly. As an elderly person myself, I know the value of swimming in keeping limbs supple and giving a sense of wellbeing. We oldies would be a much greater drain on social services if we couldn't get the good exercise that swimming provides.....

I have lived in Purley since 1971 and well remember the free car park that was appropriated to build the (long gone) small Sainsbury's store and multi-storey car park on the site. The provision of a municipal swimming pool in the town centre was at that time recognised as long overdue and was a condition of the whole building project. The site was then considered ideal: it is STILL the ideal site for a swimming pool. I swim regularly with users who come from Sanderstead and Coulsdon, as well as from Purley itself: it is just SO easy to get to. A new pool was built at Waddon the other year: this is of absolutely NO USE WHATSOEVER to most people living in the south of the borough. There is virtually no car parking available there - and anyway who in their right mind would want to take a car along the Purley Way at any time of the day?! And there are few buses that go past Waddon Pool from Purley town centre.

A petition of many thousands of signatures was presented to you earlier in the year when the Pool was threatened with closure. You have

ample evidence that a swimming pool  
in the centre of Purley is what your  
Community Charge payers want.  
Please listen to us and act  
accordingly: don't even THINK so  
getting rid of our much-used and  
appreciated Purley swimming pool!  
It could well do with a bit of  
smartening-up, but it certainly does  
NOT warrant being replaced  
elsewhere

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Object Soundness - DM40.4  
Justified 30

I was pleased to learn that Purley pool is to remain open for the immediate future but that plans for closure still remain.

I am always shocked to learn that there is even mention of closure of the pool, which is a valuable resource for Purley town centre and its environs. As far as I am aware, the pool is only facility to the south of Croydon, serving not only Purley but also Sanderstead, Selsdon and the Coulsdon areas.

I appreciate that there is the new pool at the Waddon Leisure Centre but the bus service is poor and this means that one has to drive from Purley, sit in endless traffic along the perpetually congested Purley Way (so much for saving fuel and protecting the environment from pollution), whereas Purley pool is in a mainly residential area and can be easily accessed by public transport and even on foot by many users. Moreover, there is limited parking at the Waddon site, which is often full and involves the additional expense of car parking charges. We read endlessly in the press that fewer and fewer children learn to swim; I am not surprised. It is expensive enough having to pay entrance fees, for a parent and two or three children, let alone adding the cost of petrol and parking to a swimming session.

Whenever I visit the pool, it is usually busy and is obviously a valuable resource, not only for individuals but also for schools, and other groups with planned exercise activities. We are constantly urged to take more exercise and told of the associated health benefits but here we are facing a plan which will decrease the availability of local facilities for many users; in particular the over 65's group, to which I belong.

I understand that a recent petition aimed against closure of Purley pool gained over 6,000 signatures; surely this is an indication of the level of objection by a significant number of local users and also council members against plans for closure of this valuable facility

Change

The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

0145/02/001/DM40.4/O	Mr Bill Tubb	Object	DM40.4 30	I understand you are collecting comments re future updating of the Leisure centre in Purley. I am a regular user of the existing facility and have been for several years. I recommend any new leisure centre will need to have a 25m swimming pool included in the plan		Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
0150/02/001/DM40.4/O	Grant Georgiades	Object	DM40.4 30	I note that the recently released Croydon Local Plan (CLP) does not guarantee a pool in Purley in the future, referring only to "new leisure facilities and/or other community facilities." I believe that the plan should contain a specific commitment to maintaining at least a 25m pool in Purley as Purley Pool is the only community swimming facility in the south of the borough. The accessibility of Purley town centre by public transport makes it the best location in the south of the borough for a pool (and convenient facilities encourage more use and exercise.) This is evidenced by the fact the current pool is widely used by schools, disabled groups, and has children and adult lessons, aqua aerobics and other activities. The popularity of the current pool-both has been demonstrated in terms of usage and the fact that the petition to keep it open earlier this year received over 6000 signatures.	Site 30 should include the requirement for a 25m pool	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
0150/02/002/DM40.4/O	Grant Georgiades	Object	DM40.4 30	The only alternative is the Waddon pool which has insufficient capacity, very few parking spaces and is difficult to get to for most people in Purley by public transport. As managing director of one of the biggest employers in Purley town centre it is already sufficiently difficult to sell Purley as a desirable working location for active employees. In recent years we have lost our cinema to a block of flats and the high street has deteriorated to the extent that footfall is hard to come by. Losing the pool, which is possibly the biggest attraction the high street has to offer, would be another nail in Purley town centre's coffin!	Site 30 should include the requirement for a 25m pool	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
0153/02/003/DM40.4/O	Mrs Liz Marsden	Object	DM40.4 30	Purley Pool - Redevelopment of Purley Pool would be good - but the policy does not specifically state there must be a pool in this complex - it should state a pool must be retained (it is heavily used and reduces NHS bills, as many people who use it are older and keeping themselves fit, which reduces NHS visits drastically).		Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

0155/02/001/DM40.4/O	Sally Rodwell	Object	DM40.4 30	<p>I would like to add my support to the below comments from Chris Philp MP, Regarding the proposed Croydon Council Local Plan. Pas a resident of Purley I find your plans extremely worry and ill thought out.</p> <p>I am also a member of Enterprise Swimming Club who meet at Purley Pool on a Friday evening. We offer a vital service to disabled people in the form of swimming lessons and social activities (perhaps you should be more grateful to groups like ours who take responsibility for vulnerable groups in the community, allowing you to ignore them). Plans to close Purley pool would effectively end this club, which has been running for 56 years. Other swimming pools do not have transport links like Purley, or even adequate parking facilities. I hope you take note of the dissent and reconsider these plans</p>	Change	<p>The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.</p>
0162/03/001/DM40.4/O	Mr Roger Chapman	Object	Soundness - Effective DM40.4 30	<p>We need the pool in Purley to be kept open. It is the only one south of Croydon. I use it twice a week.</p>	Change	<p>The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.</p>

Object Soundness - DM40.4  
Justified 30

I have often been fighting for SAVING the swimming pool in Purley. It would appear that, whichever flavour of the council, they want to get rid of the pool which is highly used in Purley. It is heavily used by the over 60's which is the main group of people I am associated with. We need an easily accessible pool for easy exercising (which swimming is principal). Many other groups and families, from personal experience, also use this pool. It is essential for the schools who use, it to try to ensure all children learn to swim, a government mantra. It is ideally situated for workers who travel towards or return from Croydon (which doesn't have a central swimming pool) or directly into/out of London and places in between. Purley has excellent travel communications for most of the southern and western areas of Croydon. If this pool has to be got rid of let a new pool be constructed in Purley in a very near location, (the buses and trains allow easy access and continued travel after the pool use), BEFORE THE CURRENT POOL IS CLOSED. I believe that once this pool is closed building a new one will easily be put off indefinitely. Waddon pool is not convenient to the vast majority of users as has been shown by the fact that despite it being a more modern pool most, early morning swimmers, still go to the Purley one. Only two of us have switched regularly, I because I have more control of my getting there (I walk) and the other because of it's earlier starting time. Waddon is badly served by buses, it isn't that close to Waddon train station. It doesn't have anywhere near enough parking spaces, which are required because of it's bad accessibility. All the other Croydon swimming pools are totally out of reach of most people in this southern and western parts of the borough. One further point is that the pool brings people into Purley, who might use it's shopping facilities, which are seriously lacking at Waddon pool (other than one supermarket)

Change

The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

0166/02/002/DM40.4/C	Caroline Hughes	Comment	DM40.4 30	<p>I refer to your notice, reference number 30, which has been placed on a sign-post in Purley High Street.</p> <p>It states: "there will be leisure facilities and/or community facilities..... etc."</p> <p>Can you please confirm that a) there WILL be leisure facilities and also that b) these WILL include a 25 metre pool?</p> <p>As you know, over the years, there has been a number of campaigns to save the current swimming pool; the last being in January this year when over 6,000 signatures were gathered in a petition to save the pool from closure. It is obvious that there is a strong feeling among the people of Purley and in the rest of the south of the borough to keep a swimming pool in the town. If the pool were to be closed and not replaced, then there would be no swimming pool in the south of the borough. I know there are pools in other parts of the borough (Thornton Heath, New Addington, Waddon) but we all pay our Council Tax so why should the south be penalised? Not everyone is rich in the south with their own personal pool.....</p>	Change	<p>The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.</p>
0169/02/001/DM40.4/O	Roseline Laurence	Object	DM40.4 30	<p>I was disappointed to see that you have not made it a certainty that whatever is built on the site of Purley pool and car park in the future includes a 25 metres long swimming pool in the draft consultation document. This is especially disappointing given the strong requirement amongst residents in the south of the borough for a pool in Purley town centre. This was well demonstrated when more than 6000 signed the petition to keep Purley Pool open. Swimming is a wonderful thing for children to learn for fitness and it can be a life saver. It is a good form of exercise for the more elderly and those with medical conditions that prevent other fitness regimes, eg. Where there is impact on the skeletal frame such as from running and jumping. Please would you make it a requirement on any developer to include a 25 metre pool on the site.</p>	Change	<p>The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.</p>

0170/02/001/DM40.4/C	Mr David Laurence	Comment		DM40.4 30		Please include the mandatory requirement for a 25 meters pool on the site	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
0170/03/001/DM40.4/C	Mr David Laurence	Comment		DM40.4 30	My particular concern is that there is no mention of a swimming pool on the site. I am broadly in agreement with the proposal for a range of sports, leisure healthcare, community creative and cultural facilities, as well as residential and public car parking	Please include the mandatory requirement for a 25 metres Pool on the site.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
0172/02/001/DM40.4/O	Pauline Joyce	Object	Soundness - Effective	DM40.4 30	Further to the draft of the above now being open for comment I would like to express a concern that it doesn't guarantee Purley will retain its swimming pool. If it were to go I think it would have a detrimental impact on numerous people who regularly use it as not only a place to keep fit but also a place to meet friends and so it plays an important part in the community. Plus it's also used by local schools and groups so given the recent press re children and lack of exercise /obesity Why we would we even consider losing this resource for a healthier lifestyle. Unlike Waddon (which has totally insufficient parking and is a nightmare to get to even by public transport due to the volume of traffic on the Purley Way) it has excellent transport links and parking facilities and if it was closed it's unlikely that Waddon could cope with the extra demands not only from Purley residents but other local areas as well i.e Selsdon Sanderstead & more.		Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

My family and I are very, very concerned that current redevelopment plans for Purley leisure centre do not state having a pool. We would like to clearly state that a pool is essential and should be specified within plans. Plus, a pool to the equivalent size of the current pool. We live in Sanderstead. Purley is our local hub. We use Purley Pool three to four times a week and then use shops, etc in the town. If the pool was not there we would not bother going to Purley nearly as often as we do. Both our children have learnt to swim at the Pool. My husband and I can use the pool before and after work due to the excellent transport links from central London. Going to Waddon Pool is simply not an option due to the lack of parking, congestion and lack of decent transport links. Like many families we also can not afford a private pool membership. We also voted for Tony Newman on the basis he had promised a pool in the town. Why not make Purley Pool a real destination as part of your plans? The pool is already well used my son's primary school uses it but why not see having a pool as a real opportunity for the town? Swimming is the most inclusive form of exercise. The old, disabled, obese and very young can all benefit from it. Why lose this? I go for a bad back- without swimming I need medication for it. By taking responsibility for my health by swimming, I am keeping out of the doctors surgery and being able to work - and pay my taxes. Keep a

The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

Object Soundness - DM40.4  
Justified 30

I signed the petition to Save Purley Pool and was naively hopeful that when that garnered a stay of execution that would be the end of it. It is abundantly clear that there is a great need for a council run swimming pool at Purley that is accessible on low incomes and pensions.

I am very aware that in the current economic climate the council is under pressure to be financially viable and that the day of subsidised facilities are on the wain. That said, I have dedicated my working life to the long-term unemployed, people recovering from mental illness and to young offenders. It is vital to their rehabilitation that they have safe, affordable outlets for mixing with the community. Parks are wonderful but do not provide the feeling of safety required. Individual bursaries are not the answer.

I urge you to consider the hidden costs that will accrue if you remove another publicly funded leisure facility. The very fact that Purly Pool is so well attended despite its proximity to other, expensive, privately run pools and gyms must surely convince you that there is a real community need for the Pool.

I appreciate you are faced with very tough decisions about what can and can't be funded in the area but I would like to add my voice to those campaigning to save Purley Pool.

Change

The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

Object Soundness - DM40.4  
Effective 30

I would like to register our concerns that within the Croydon Local Plans CLP1 and CLP2 that although "new new leisure facilities and/or other community facilities" are mentioned, the plan does not guarantee a pool in Purley.

Change

The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

May I remind you of the fact, that, when the pool was threatened with closure earlier in the year, 6000 signatures against the closure were collected in the very short time allowed by the council (indeed, had we had more time I am sure we could have gained many more signatures).

The inclusion of a new pool or the refurbishment of the old pool, we feel is essential to Purley for the following reasons:

The current pool is used by thousands of people in and around Purley, including Selsdon, Sanderstead, and Coulsdon.

It is used by most of the schools in the area, disabled groups, and has adults and children's lessons, aerobics and other activities including the charity swimathon which takes place every yea

Purley is very convenient place for local transport making Purley an ideal place for a pool in the south of the borough.

Swimming is the perfect sport for everyone at any age, which keeps everyone healthy.

The nearest swimming pool at Waddon has insufficient capacity to accommodate Purley pool swimmers, is situated in a traffic hot spot, and has with few parking spaces.

Finally, why should we lose a valuable, and well loved and used asset in Purley, which has been part of the town, and indeed, originally gifted to the town.

There are vague comments about leisure facilities, but I can see no reason why commitments already given should not be in the plan, and a failure to do this would ring alarm bells. As I am sure you are aware this is an important issue locally. It has been pointed out many times that the pool in Waddon is not practically accessible from Purley. For most people it is two bus journeys or a very tedious drive along a traffic saturated Purley Way, with no hope of parking when you get there. It makes a huge addition to the time needed to go and exercise. To be beneficial exercise needs to be taken regularly and at least twice a week. The Pool and Gymnasium are the only facilities in the South West of the Borough and serve not only Purley but Coulsdon, Kenley, Old Coulsdon, Riddlesdown, Sandserstead and South Croydon. They create many thousands of footfalls per annum in Purley and are a vital part of it being a sustainable community. The need for this facility will of course increase with the large housing development in Coulsdon, and the planned developments in Purley and surrounding areas. To bring in all these people whilst not having adequate leisure and exercise facilities is to condemn the area to being a dumping ground where people are expected just to sleep. This will likely cause an increase in anti-social behaviour in the town and a further decline in it as a community.

My suggestion for the future of the pool is to build alongside it a sports hall which will enable all sorts of activities including team events such as five-a-side football to provide activities for the new settlers in the area and of course the existing ones as well. If this area also included a new library building to serve the South west of the Borough then you would begin to create a community centre which would enhance the value of the area and increase the likelihood of the planned growth becoming successfully established.

The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

Purley Swimming Pool must be included in the new leisure facilities in Purley and retained/rebuilt in the centre of Purley for the following reasons:

SWIMMING IS NOT ONLY A HEALTHY EXERCISE, BUT A LIFE SAVER !

From young babies and toddlers learning to swim before they develop a fear of the water, or before they accidentally fall in water and drown - from older children and teenagers burning up their energy in a positive rather than a destructive way, the exercise helping them lose weight instead of turning into lethargic overweight 'couch potatoes' in front of television or computer, especially during school holidays - from adults keeping fit, using muscles that they are unable to use in any other activity, especially those with a sedentary job - from the elderly helping them to keep active and healthy, when other exercise is not possible for them - from the disabled who have difficulty in walking, but can still swim - to those recovering from accidents, water buoyancy helping them regain strength - to those learning to swim at any age who can save others' lives, or save their own - all need the opportunity of a near swimming pool.

Other activities are limited to certain age groups, or need considerably more space per person, or only suitable for good weather. No other activity can provide so many people at the same time with healthy exercise. There should be MORE SWIMMING POOLS, not less.

Why in the centre of Purley and not elsewhere ?  
Because buses go directly to the centre of Purley from ALL directions - convenient not just for Purley itself, but Kenley, South Croydon (Purley Oaks part), Sanderstead, Selsdon, Woodcote and Coulsdon, and other places.  
Older children can easily travel on a one-bus journey to Purley.  
[Parents would not be quite so happy about children having to wait around at bus stops on their own for a second bus to take them the longer journey elsewhere.]  
Or parents can go shopping in Purley while their children can swim in safety.  
Swimming clubs and schools use the pool.

The proposed Coulsdon pool was

Purley Swimming Pool must be included in the new leisure facilities in Purley and retained/rebuilt in the centre of Purley

Change

The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

never built, and would not have been so easily accessible to so many people anyway.

The Waddon Pool is in an area of considerable traffic congestion, with infrequent bus service, and inadequate parking, and would be unable to fit in their timetable the number of activities of the various groups using Purley Pool including the disabled, the considerable number of schools, swim schools etc.

What possible 'leisure' complex activity could provide so much enjoyable or needy activity for so many ?

Therefore it is essential that new leisure facilities include a swimming pool in the CENTRE of Purley.

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Purley Pool has been an important part of Purley High Street since the early 1980's, providing a much needed leisure/learning/health/recuperation facility for a full age range of local residents from Purley, Selsdon, Sanderstead and Coulsdon. I go to Purley at least three times a week for swimming, banking, visiting the post office, Tesco, Sainsbury's, dentist, doctor, pub and library. Purley is a great little town because there are a lot of useful facilities in one small area, easily accessible by foot, bus, train and car, which must be good for reducing carbon emissions. Purley is very local to me and I find it very useful to be able to get there quickly on foot, by bicycle, bus, train or car. Purley swimming pool had to close during 2013 for routine maintenance and I did try to get to the new pool at Waddon but in the end it proved too time-consuming to fit into my busy schedule to drive over to the Purley Way amidst the rush hour traffic. Driving to the Waddon Pool is my only way of getting there as there is no direct bus or train link available to me from Sanderstead and it is certainly too far to walk. I know there is a move to get us all cycling but I have no intention of risking my life cycling on Croydon roads, due to congestion, breathing in noxious fumes and painful joints. Pool users range from infants, toddlers, school children, teenagers, young adults before and after work through to those in their 60', 70's and 80's and need to be able to reach the pool quickly, easily and safely. There are very few car parking spaces at Waddon meaning that the few who do venture over there meet with problems of where to put their cars. Additionally, the roads around the Waddon pool are always heavily congested. As far as I know, there are no other current or planned local public swimming pools that would meet the needs of Sanderstead, Selsdon, Purley and Coulsdon residents other than Purley Swimming Pool so I believe it is vital to include a pool in any future leisure centre plans for Purley as this is the only public pool which serves the south of the borough. The popularity of the pool is clear considering the 6000+ signature petition achieved earlier this year to keep it open – not to mention the full support promised by Croydon councillors to keep it open. According to the publication 'Great Lengths' by Dr Ian Gordon and Simon Inglis "Swimming is Britain's most popular participation sport. Nearly one in five people swim at

The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

least once a month, with around 80 million visits to swimming pools recorded every year." What other sport caters for such a wide age range and has such a health/feel good benefit?  
I believe that any future leisure facility/centre plans for Purley should include a new swimming pool. Who gets to decide what the needs of the local residents are – the residents or the council?

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I would like to comment on the draft Croydon Local Plan, with particular reference to a swimming pool at Purley.

I note that the Plan does not guarantee a pool in Purley, but refers only to "new leisure facilities and/or other community facilities".

I consider that it is essential that Purley continues to have a 25 metre swimming pool for the following reasons:

- location: the pool in Purley is ideally placed to serve the south of the borough. In addition there are excellent public transport links, as well as adequate parking. The pool at Waddon is difficult to reach by public transport and has insufficient parking
- popularity: 6,000 people signed a petition earlier this year in support of retaining the pool which is extensively used by local schools and disabled groups. This was recognised at a council meeting in January when the councillors were in complete agreement that the pool should remain open
- health benefits: these are well documented. At my recent free NHS health check I was told that swimming twice a week would have contributed to maintaining my weight, blood pressure and cholesterol at optimum levels

At the consultation at Purley Baptist Church on 8 December I was told by one of the council officials (Lee, I'm afraid I have forgotten her surname) that the Plan would be amended from "leisure facilities" to "sports facilities" in Purley. However it would not be possible to include a swimming pool in the plan as this would restrict the developer and could lead to the site becoming blighted. While I recognise the need for pragmatism, I am concerned that in deciding whether to include a pool in the the plan for Purley it would appear more important to consider the requirements of a potential developer rather than those of the residents.

I urge you to amend the Plan to include a 25 metre pool in Purley.

The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

0320/01/025/DM40.4/O	Mr Tarsem Flora <i>Flora Associates</i>	Object	DM40.4 30	Table 11.13 Proposals for uses of land of specific sites in Purley Ref 30 Purley Leisure Centre The local community has been campaigning for many years now to retain the existing Purley Pool or find an alternative site for this facility. It goes without saying that this pool is extremely well used not only by the residents but also by local school. Swimathorn is an excellent annual event and raises lot of money for charity. Equally important is to ensure that the multistory public car park is not lost in any new redevelopment of the site. PWRA accept the fact that the building needs to be demolished and redeveloped but wish to stress the need to ensure that the pool and the parking is not lost.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
1689/10/001/DM40.4/O	C H M Marsh	Object	DM40.4 30	The propsoal should specifically refer to a swimming pool and gym. The facility is well used by the public throughout the day. It is one of the only facilities in the south of the borough for young adults in the evening and should remain available. It is suggested that the use be amended as follows - Mixed use redevelopment incorporating a new leisure centre, to include a 25m swimming pool and a fully equipped gym. Other community facilities such as health care facilities, creative and culture industry centre, retail, residential accommodation and public car park.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
1749/01/002/DM40.4/O	Angie Nokes <i>British Medical Association</i>	Object	DM40.4 30	I agree that the current site is in need of revamping, and as a regular user of the current facilities, I would like to stress that it is important to the residents, local business employees and schools that leisure facilities, including a public swimming pool and gymnasium should most definitely be included in any redevelopment plans. A petition earlier this year to keep Purley pool open proved that the community are passionate about this facility remaining in Purley.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
1764/01/001/DM40.4/O	Adil Qureshi	Object	DM40.4 30	Thank you for keeping the pool open last year. Please keep it open as It is very important to my family.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

1788/01/003/DM40.4/O	Alice Desira	Object	Soundness - Justified	DM40.4 30	Policy 40.4, Table 11.3, Site 30 (p168) talks about redeveloping the current Purley Pool and multi-story car park site. Whilst I would welcome redevelopment of this site, I would hope that the council would introduce a much more improved leisure centre and swimming complex (for example Guildford Spectrum leisure centre is very popular) and something along these lines to accommodate more parking would be an excellent addition to the town centre.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
1792/01/001/DM40.4/O	Emma Bennett	Object	Soundness - Justified	DM40.4 30	As a member of Fusion (Purley Leisure Centre) Gym I would like the leisure facilities to be kept in Purley. I am a regular user of the gym which is opposite where I work so situated really conveniently for me to use after work. I will be very disappointed if Croydon Council decide not to replace the facilities in the redevelopment, I think it is important to keep such facilities located in Purley for myself, residents and children/schools to use. It's important that people have fitness/gym facilities including a swimming pool for their wellbeing.	Retain Purley Pool in any redevelopment of Site 30. Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
1797/01/004/DM40.4/O	Andrea Telman	Object		DM40.4 30	I totally disagree to the following planning applications which would spoil the character of our local environment and threaten our green belt. I choose to live in an area that is peaceful and quiet and resent the changes that are being forced upon me. In the spirit of true democracy I wish to make clear my objection to the following developments - Policy DM2 (p18); Policy DM40.1 (p166); Policy 40.4, Table 11.3, Site 30 (p168) ; Policy 40.4, Table 11.3, Site 61 (p168). ; Policy DM41.3, Table 11.14, site 306 (p171); Policy DM44.2, Table 11.17, site 661 (p179). ; Policy DM44.2, Table 11.17, site 662 (p179); Policy DM28 (p115-116); Policy DM35, Table 11.8, Site 945 (p146); and Policy DM31.4 (p126)	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
1800/01/002/DM40.4/O	Carly Litchfield	Object		DM40.4 30	Object to the policy	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

1800/01/003/DM40.4/O	Carly Litchfield	Object	DM40.4 30	Must ensure a pool, and parking volumes do not reduce.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
1807/01/001/DM40.4/O	Georgia Parente	Object	DM40.4 30	<p>I am a local resident writing in support of Purley Pool.</p> <p>Over the year's Purley has changed considerably; as Tesco got bigger we saw the closure of the butcher, baker, greengrocer and fishmonger. The cinema became a block of flats and the red route saw other small business' close – the only good thing to survive is the much loved pool.</p> <p>As a family of 5 all members have enjoyed the facilities at Purely Pool; when the children were younger they learnt to swim in the pool, and now I take my grandchildren there during the holidays when they come to visit. Personally I have attended aqua aerobics and found this a really beneficial way to exercise in light of my arthritis; if the pool were to be moved I would not be inclined to attend sessions as the logistics of attending lessons after a day's work and negotiating traffic and parking would not be appealing, the grandchildren would miss out on quality time too as I would think twice if I had to travel too far.</p> <p>Admittedly the building does need a little bit of TLC - the gym could do with an update - but otherwise it would be a real shame to destroy such a wonderful facility.</p> <p>Please take into account how important this is for local people before making a decision</p>	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

Object

DM40.4  
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The wording of this is too vague. The current leisure centre, which includes a swimming pool and fully equipped gym, is an important community facility which provides healthy exercise for the young, old and disabled. The facility is well used by the public before and after work, with a complete cross section using it during the day. It is one of the only facilities in the South of the Borough for young adults in the evening. Having this facility supports Policy DM 18 and particularly DM 18a. It is clear that there is a need for a 25 metre swimming pool and fully equipped gym and therefore the loss of such a facility should not be permitted. This need was supported by a massive public petition about a proposed closure of the pool in April 2015. 6400 signatures were presented to the Council which brought about a full council debate. The debate concluded with a 100% support of the Councillors from all sides to keep Purley Pool open. I agree that the existing Sainsbury's/carpark/leisure centre should be redeveloped, given the redundant former supermarket. Therefore the temporary loss of a pool and gym during redevelopment would be acceptable.

I proposed Site ref 30 should be amended to: Change

Mixed use redevelopment incorporating a new leisure centre, to include a 25metre swimming pool and a fully equipped gym and other community facilities such as, healthcare facilities, creative and cultural industries enterprise centre, retail, residential accommodation and public car park

The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

A swimming pool is a crucial resource for the local community. My eldest son goes to lessons with his school as they are able to walk to swimming lessons, and parents are available to help, because it is local. His progress has been very good thanks to the excellent teachers, and the opportunity to attend regularly as part of his PE lessons. Purley town centre is easily accessible for many schools by foot, or quick and frequent public transport links, which saves families the extortionate cost of coach transport and saves teaching time too, rather than spend hours trekking to a different pool: there is no-where else in the south of the borough. Waddon (the nearest alternative) is much less accessible by public transport - there is only one bus that goes from Purley (so if you can't fit the whole class on, or that bus was late, you'd be in trouble) but it is very busy and when I looked at the times to get there in time for after school swimming lessons and back again at a decent time it just wasn't practical, especially as no-one likes buggies on public transport in the rush hour! I wouldn't drive there as on the occasions I have visited Waddon Pool by car to play badminton I have found the parking spaces to be limited, and often had to wait for someone to leave - not ideal if you have a lesson starting at a particular time. At least at Purley, for people coming from out of town, there is plenty of space in the multi-story right next door, as well as a National Rail station, and buses every minute or so along the Brighton Road.

The Leisure Centre (together with the Library) are the community centres of the town. People come to use them, and visit the shops and local businesses whilst they are here. Without them Purley really would become a nothing-but-Tescos place to pass through and not stop. A generic leisure facility (say gym or sports hall) would not be nearly so attractive to people without a swimming pool - it is essential for children to learn for their own safety, is lots of fun and healthy too, and is a perfect low impact exercise for people of all ages including the elderly, and is very popular with people from Purley and all the surrounding areas.

I understand you are consulting on the strategic policies of your local plans, and am writing to ask you to include a commitment to maintaining a swimming pool as part of the Purley town centre leisure facilities.

Change

The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

1829/01/003/DM40.4/O	Christine Cafferkey	Object	Soundness - Effective	DM40.4 30	Policy 40.4, Table 11.3, Site 30 (p168) talks about redeveloping the current Purley Pool and multi-story car park site.	Redevelopment would be welcome, but any new leisure centre must include a pool and the policy should make this clear. It should also make clear that the total number of public parking spaces should not go down.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
1843/01/003/DM40.4/O	Mrs A L Winkley	Object		DM40.4 30	I object to Policy 40.4 table 11.3, site 30,		Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
1845/01/002/DM40.4/C	Barry Kay	Comment		DM40.4 30	Car parking in Purley is generally inadequate resulting in surrounding roads becoming increasingly congested by commuters and dangerous. Your suggestion for a public car park must therefore be of sufficient size to accommodate not only their cars but the needs of those using the mixed use development. If it is inadequate the development will fail. I am also concerned that if all your proposed uses are included in the development the site may be too small. A mega storey development would be entirely out of character with the surrounding area and unwelcome.		Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
1845/01/001/DM40.4/C	Barry Kay	Comment		DM40.4 30	Similar to REP 11 I am concerned that there is no specific mention of a swimming pool in your proposed use of the site occupied by the above. This is a necessary facility serving the needs of those living in the south of the Borough. To this end you will be aware of the petition presented and accepted by the Council to save Purley pool earlier this year. Swimming is a great form of all-round exercise whatever your age, reducing risks of heart disease, type 2 diabetes and stroke etc. It is essential that a pool is centrally situated close to amenities particularly public transport and car-parking.	It is essential that a pool is centrally situated close to amenities particularly public transport and car-parking.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

1853/01/003/DM40.4/O	Brian Matthews	Object	DM40.4 30	Policy 40.4, Table 11.3, Site 30 (p168) talks about redeveloping the current Purley Pool and multi-story car park site. Redevelopment would be welcome, but any new leisure centre must include a pool and the policy should make this clear. It should also make clear that the total number of public parking spaces should not go down.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
1856/01/003/DM40.4/C	Chris Sleight		DM40.4 30	Redevelopment would be welcome, but any new leisure centre must include a pool and the policy should make this clear. It should also make clear that the total number of public parking spaces should not go down.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
1886/01/003/DM40.4/C	David Smith		DM40.4 30	Purley Pool Policy 40.4, Table 11.3, Site 30 talks about redeveloping the current Purley Pool and multi-story car park site. Redevelopment would be welcome, but as a pensioner and keen swimmer any new leisure centre must include a pool. Swimming is one of the best ways of ensuring elderly people are able to keep fit when other forms of exercise are not open to them. I believe the policy should make this clear. It should also make clear that the total number of public parking spaces available should not go down.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
1887/01/003/DM40.4/O	David Osland	Object	DM40.4 30	Policy 40.4, Table 11.3, Site 30 (p168) talks about redeveloping the current Purley Pool and multi-story car park site. Redevelopment would be welcome, but any new leisure centre must include a pool and the policy should make this clear. It should also make clear that the total number of public parking spaces should not go down and there should be arrangements made to provide temporary parking during construction.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
1894/01/003/DM40.4/O	Mr & Mrs Derek & Sue Reeves	Object	DM40.4 30	We would make the following objections to the proposed Draft Local Plan which is a poorly disguised attack on the southern part of the Borough Policy DM40.4, table 11.3 Site 30	No change	No change can be made as a result of this comment as it is not detailed enough as to what is being objected to.

1900/01/003/DM40.4/O	Dr S Mohiud-din	Object		DM40.4 30	Purley Pool  Policy 40.4, Table 11.3, Site 30 (p168) talks about redeveloping the current Purley Pool and multi-story car park site. Redevelopment would be welcome, but any new leisure centre must include a pool and the policy should make this clear. It should also make clear that the total number of public parking spaces should not go down.		Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
1916/01/003/DM40.4/C	Andrew Hird	Comment	Soundness - Justified	DM40.4 30	Policy 40.4, Table 11.3, Site 30 (p168) talks about redeveloping the current Purley Pool and multi-story car park site. Redevelopment would be welcome, but any new leisure centre must include a pool and the policy should make this clear. It should also make clear that the total number of public parking spaces should not go down.	Redevelopment would be welcome, but any new leisure centre must include a pool and the policy should make this clear. It should also make clear that the total number of public parking spaces should not go down.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
1919/01/001/DM40.4/O	Andy Bagnall	Object	Soundness - Justified	DM40.4 30	Re Purley Leisure Pool-The proposed use should include specific reference to maintaining a simming pool and not just leisure facilities and/or community facilities. Purley pool is the only community swimming facility in the south of the borough and is widely used by schools and disabled groups. The popularity of the current pool is demonstrated both in terms of usage and the fact that over 6000 signatures were attached to a petition to keep it open earlier this year.  The accessibility of Purley town centre by public transport makes it the best location in the south of the borough for a pool (and convenient facilities encourage more use and exercise helping to meet the council's public health objectives). The Waddon pool is difficult to get to for most users of public transport, and has very little parking. There can't be financial constraints forcing the pool to be closed or the council would not be borrowing several million pounds to build a completely new pool at New Addington.  I very much hope the document can be amended to include a specific reference to maintaining a pool in Purley.	Amend DM40.4, Table 11.13, Site 30 to refer to a swimming pool.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

1926/02/008/DM40.4/O	Councillor Luke Clancy	Object	Soundness - Effective	DM40.4 30	Site 30, Purley Leisure Centre, does not mention that any new leisure centre must include a pool and the policy should make this clear. There should be a requirement that the total number of public parking spaces is not reduced by any development.		Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
1926/01/006/DM40.4/O	Councillor Luke Clancy	Object	Soundness - Effective	DM40.4 30	Policy 40.4, Table 11.3, Site 30 talks about redeveloping the current Purley Pool and multi-story car park site.	Any new leisure centre must include a pool and the policy should make this clear. As noted above, it should also make clear that the total number of public parking spaces should not go down.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
1951/01/003/DM40.4/C	Councillor Steve Hollands	Comment		DM40.4 30	Policy 40.4, Table 11.3, Site 30 (p168) Redevelopment of the Purley Pool and multi story car park is to be welcomed, but any new leisure centre must include a pool and the policy should make this clear. It should also make clear that the total number of public parking spaces will not be reduced.	any new leisure centre must include a pool and the policy should make this clear. It should also make clear that the total number of public parking spaces will not be reduced.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2056/01/021/DM40.4/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment		DM40.4 30	Site 30, Purley Leisure Centre, does not mention that any new leisure centre must include a pool and the policy should make this clear. There should be a requirement that the total number of public parking spaces is not reduced by any development;		Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2071/01/002/DM40.4/O	Councillor Mario Creatura <i>London Borough of Croydon</i>	Object		DM40.4 30	Site 30, Purley Leisure Centre, does not mention that any new leisure centre must include a pool and the policy should make this clear. There should be a requirement that the total number of public parking spaces is not reduced by any development;		Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

2093/03/001/DM40.4/O	Loraine Pond	Object		DM40.4 30	Policy 40.4, Table 11.3, Site 30  This email is sent concerning the redevelopment of the current Purley Pool, and to request that the new leisure centre should include a pool (currently not made clear in the policy). The policy should also make it clear that the total number of public parking spaces will not go down.		Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2128/02/019/DM40.4/O	Cllr Steve O'Connell AM	Object		DM40.4 30	The proposed development of Purley Pool and the multi-storey car park must include a pool and ensure that the existing number of public parking spaces are maintained.	The site allocation should include a pool and retain public parking spaces.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2199/01/007/DM40.4/C	August & Wendy Kolster	Comment		DM40.4 30	4.Purley Swimming Pool  Whilst we are no longer active swimmers ourselves, our daughters have until relatively recently used Purley Swimming Pool frequently. We imagine that there are still many other people who still enjoy using Purley Swimming Pool en closing it would necessitate them to travel a considerable distance to alternative swimming facilities. We believe that Purley Swimming Pool is a valuable asset to the Purley area that should be retained.	retain the swimming pool facility of the site	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2213/01/001/DM40.4/C	Mrs S M Whittick	Comment		DM40.4 30			Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2364/01/004/DM40.4/O	Alison Crane	Object	Soundness - Justified	DM40.4 30	Redevelopment of the old Sainsburys site and Purley Pool is a good idea, but no mention is made of including a swimming pool in this development and yet it has been proved in the past that this is a very important part of Purley. The old Sainsburys car park also provides essential parking. Losing this parking facility would put people off people coming to Purley to shop or using Purley station.		Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

2369/01/003/DM40.4/C A Smith

DM40.4  
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Purley Pool should not be sacrificed to residential or commercial development. There are SO FEW leisure facilities in Purley as it is. A number of your development proposals seem to suggest a severe reduction in the number of parking spaces available in both Purley and Coulsdon. As there is currently an acute shortage of parking spaces in both towns, this aspect of your proposals is clearly flawed. If residents/visitors have little or no access to parking, even for limited periods, trade will suffer and eventually decline will be unstoppable.

Change

The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

2380/01/001/DM40.4/O M H Roach

Object

DM40.4  
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Table 11.13, site 30 - The proposal does not make specific mention of a 25m swimming pool, although retails outlets, residential accomodation (flats) and others are.

Other than Tesco's and the many café's, hairdressers, estate agents and restaurants, Purley has no community facilities such as the present Purley pool and gym it is important that this leisure facility should remain available to people south of the borough even through development of the site may well cause disruption for a period of time.

Planning should take note of the wishes of the people as demonstrated when some 6400 signatures presented to the Council following announcement of pending closure of our pool a year or so ago.

Change

The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

2555/02/003/DM40.4/O	Mr & Mrs Michael Brigden Woodland Way Residents' Associa	Object	DM40.4 30	<p>We disagree with the wording of the proposal which we feel is ambiguous. If the proposal is approved as currently worded almost anything can be built on the site. Furthermore there is no specific mention of a swimming pool and we think there should be. The site currently houses a swimming pool and a gym. This is an important facility and is currently well used by young and old throughout the day. Its location, close to the station is particularly helpful for residents who want to exercise before going to work or on their way home. If it is proposed to demolish the current pool we feel that the provision of a pool and gym should be specifically written into the planning proposals. This facility should be in Purley, to provide such an amenity in the south of the Borough and ideally should be close to the station. The proposed use should be "Mixed use redevelopment, incorporating a new leisure centre, to include a 25m indoor swimming pool, a children's/learners pool and a fully equipped gym. Other community facilities, such as healthcare facilities, creative and cultural industries enterprise centre, retail, residential accommodation and public car park". We believe there should be no ambiguity about the development as there was a massive petition when closure of the pool was mooted only recently with over 6400 signatures presented to the council objecting to pool closure. The debate which followed showed overwhelming support to retain the pool and we feel that this should now be acknowledged by the present council.</p>	Change	<p>The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accommodation'.</p>
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2555/01/002/DM40.4/O	Mr & Mrs Michael Brigden Woodland Way Residents' Associa	Object	DM40.4 30	<p>We disagree with the wording of the proposal which we feel is ambiguous. If the proposal is approved as currently worded almost anything can be built on the site. Furthermore there is no specific mention of a swimming pool and we think there should be. The site currently houses a swimming pool and a gym. This is an important facility and is currently well used by young and old throughout the day. Its location, close to the station is particularly helpful for residents who want to exercise before going to work or on their way home. If it is proposed to demolish the current pool we feel that the provision of a pool and gym should be specifically written into the planning proposals. This facility should be in Purley, to provide such an amenity in the south of the Borough and ideally should be close to the station. The proposed use should be "Mixed use redevelopment, incorporating a new leisure centre, to include a 25m indoor swimming pool, a children's/learners pool and a fully equipped gym. Other community facilities, such as healthcare facilities, creative and cultural industries enterprise centre, retail, residential accommodation and public car park". We believe there should be no ambiguity about the development as there was a massive petition when closure of the pool was mooted only recently with over 6400 signatures presented to the council objecting to pool closure. The debate which followed showed overwhelming support to retain the pool and we feel that this should now be acknowledged by the present council.</p>	Change	<p>The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accommodation'.</p>
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Regarding the current Public Consultation and invitation to comment on the Local Plan, Detailed policies and Proposals, I would comment as follows.

The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

Government/ DHSS has made clear that the UK as a whole - including Croydon - has a desperate need to encourage and provide facilities for increased exercise by all sections of the population. Whilst more affluent individuals and families can afford private facilities, it is perhaps stating the obvious that this today implies every opportunity should be taken by local authorities to provide such facilities for the less advantaged sections of the community.

The existing Swimming Pool and Gym currently serve to address this requirement in South Croydon. It is difficult to see how any move to change this can be justified when the area's facilities already fall so far behind others - having recently returned from the Isle of Bute in Scotland where a similar facility to that currently at Purley serves an island population of perhaps five thousand, compared with South Croydon's two or three facilities serving perhaps two hundred thousand!

The existing facility is much used by many sections of the community, not least the disabled, younger and older groups, schools, and has been strongly supported by the public whenever its continued existence has been questioned.

Inasmuch as the role of the Council, and its subordinate Planning bodies, should be reflective of the public's wishes, it is clearly a deficiency of the current "Proposed use" of site ref. 30 that such a vague statement is proposed.

I would suggest that the "Proposed use" should be amended to specifically include: "...any redevelopment to include, as a matter of priority, the continued maintenance of the 25m swimming pool and fully equipped gym facilities throughout and beyond any redevelopment period"

2606/01/002/DM40.4/O	A&J Mitchell	Object	DM40.4 30	We object to Purley Pool	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2635/01/031/DM40.4/O	Paul Sandford <i>Bourne Society</i>	Object	DM40.4 30	Purley Leisure Centre, does not mention that any new leisure centre must include a pool and the policy should make this clear. There should be a requirement that the total number of public parking spaces is not reduced by any development	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2714/01/003/DM40.4/O	Claire and Michael Shallcross	Object	DM40.4 30	<b>PURLEY POOL</b>  Policy 40.4, Table 11.3, Site 30 talks about redeveloping the current Purley Pool and multi-story car park site. We have no objection, in principal to redevelopment, but any new leisure centre must include a pool and the policy should make this clear. As noted above, it should also make clear that the total number of public parking spaces should not go down.  We are only too well aware that when Astoria Court was built (on the site of the old cinema) we were told that the new development would include a small cinema - which of course did not happen. This must not be allowed for the pool.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2730/01/002/DM40.4/O	Mr David Turner	Object	DM40.4 30	Re Purley Lesiure Centre I am surprised that plans are being made to alter the existing centre, so as it had a repair earlier that year. The point that as now the pool is extensively used by local residents and schools, no doubt this important facility would not be included in any new format.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

2741/01/003/DM40.4/C	Mr Colin Dunk	Comment	Soundness - Effective DM40.4 30	Redevelopment of this site would be welcome, but there are no commitments around maintaining Purley Pool, or the level of parking available to the town.	Both of these resources need to be protected for local residents and visitors and the policy should make that clear.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2781/01/001/DM40.4/O	Graham Bass	Object	DM40.4 30	There needs to be a new 25m. swimming pool for the South of the Borough. It could be, but doesn't have to be, on this site. For a good model for the use of the site see the pre-application plans drawn up by Polaska, in conjunction with our Planning Dept during 2008, comprising some 300 homes, a pool (which as I said above I'd trade for more housing), a Library (freeing up the existing inaccessible & too damp for books building for alternative/better use), Car Parking (to replace what is currently fully used to support local workers & shoppers plus an appropriate amount for new residents), Retail, plus an improved site layout that logically links the station & town centre.	The site allocation should include housing, a library, car parking and retail.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2783/01/002/DM40.4/O	Graham Topliss	Object	DM40.4 30	While I agree that the current facilities in Purley do need redeveloping, I feel that retaining a swimming pool is essential in the area, and one with adequate parking, unlike the Waddon Leisure Centre at Fiveways		Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2784/01/006/DM40.4/O	Iain Waterson	Object	DM40.4 30	Similarly, whilst redevelopment of the Purley Pool and multi-story car park site would be more than welcome the total number of public parking spaces should not go down given the problems with parking in Purley town centre.  Additionally any new leisure centre must include a pool and the policy should make this clear. Currently there is no access to any other public pool in the south of the borough of Croydon without undertaking a substantial journey, especially if attempting to use public transport due to the lack of parking spaces (such as is encountered at the Waddon centre).		Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

2785/01/003/DM40.4/O	Ian Cutts	Object	Soundness - Effective DM40.4 30	This site requires consultation and consideration without a reduction of parking, the current under use of parking is related to security issues and poor design of the original.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2789/01/001/DM40.4/O	R P Reed	Object	DM40.4 30	<p>Comments on Croydon Local Plan</p> <p>As a Purley resident I would like to comment on the above. I hope that my comments will be considered in this format, as I did not pick up a representation form when I attended the meeting at Purley Baptist Church on 8.12.15.</p> <p>Ref no.Site name 30 Purley Leisure centre etc</p> <p>There is no mention of a swimming pool in the proposal – at least a 25 metre pool is required (otherwise a public swimming pool could be incorporated at the Ref 490 proposed school). The capacity of the development's multi-storey car park will have to be much greater than the size of the current car park to accommodate today's users and the new residential units in the development.</p>	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2796/02/003/DM40.4/O	Roy Stone <i>South Woodcote Residents Associ</i>	Object	DM40.4 30	<p>It is welcomed that the current Purley Pool and multi-storey car park might be redeveloped but any new leisure centre must include a pool, if the current one is not to be refurbished, and the policy should make this clear. It should also be clear that the total number of parking spaces should not be reduced in any way whatsoever.</p> <p>-Purley Pool is the only community swimming facility in the South of the borough.</p> <p>-The current pool is widely used by schools, disabled groups and children and provides lessons.</p> <p>-Swimming provides considerable health benefits, which benefit all and is particularly important in the South of the borough which has the highest proportion of over 65 year olds across Croydon.</p> <p>-The accessibility of Purley Town Centre by public transport makes it the best location in the South of the borough for a pool.</p> <p>-There is insufficient capacity at Waddon Pool to take the Purley Pool users, apart from Waddon being difficult to get to for many and having little parking provisions.</p>	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

2800/01/001/DM40.4/O	Mr John Freeman	Object		DM40.4 30	<p>Purley pool is the only community swimming facility in the south of the borough. The pool is widely used by schools, disabled groups and has children and adult lessons, aqua aerobics and other activities. Swimming provides considerable health benefits which is particularly important in the south of the borough which has the highest proportion of over 65s across Croydon. The accessibility of Purley by public transport makes it the best location in the south of the borough for a pool. The popularity of the current pool, both in terms of usage and the fact that over 6000 signatures achieved earlier this year to keep it open. There is insufficient capacity at Waddon pool to take Purley pool users and current users are not just from Purley but also Selsdon, Sanderstead and Coulsdon, constituting a significant part of the borough's population.</p>	The site should provide a swimming pool.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2804/01/003/DM40.4/O	Jim Gibbons	Object		DM40.4 30	<p>Any new leisure centre must include a pool and the policy should make this clear. It should also make clear that the total number of public parking spaces should not be reduced.</p>		Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2819/01/002/DM40.4/C	Peter Dolling	Comment	Soundness - Effective	DM40.4 30	<p>Inadequate car parking in new developments would only increase demand for street parking and slow traffic flow as would reduction of existing public car parking.</p> <p>In my opinion a car is no longer a luxury but more an essential for our way of life. I agree with you public transport should be used wherever possible. With it virtually a necessity for the husband and wife to work and at the same time bring up a family. Time is limited dropping off and collecting children at child minder, grand parents or school in some cases with babies before going off to work. Fitting in after school activities and shopping. In such circumstances time is tight and public transport is not an option.</p> <p>As regards to cycling I am not convinced how practical this is and when travelling around Croydon see very little use of cycling lanes. I agree it is desirable but I think it is being pushed by a small but vocal minority and not a suitable means of transport for the majority</p>		Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

2828/03/001/DM40.4/S	Mr Eugene Regan	Support	DM40.4 30	Purley Pool Redevelopment would be welcome, but any new leisure centre must include a pool and the policy should make this clear. It should also make clear that the total number of public parking spaces should not go down.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2833/01/002/DM40.4/O	Jeff and Susanne Webb	Object	DM40.4 30	While redevelopment would be acceptable to incorporate a pool, we consider it would be absolutely essential to incorporate the same number of parking spaces that we currently have in the multi-storey.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2834/01/002/DM40.4/O	Kathleen Tomlin	Object	DM40.4 30	If you get rid of the pool/car park in Purley, you must replace it with equal car parking spaces & better pool. If you continue in this vein, my husband & I will move out of the area, to somewhere up North, where they plan things differently!! Your loss, our gain - pity, as this should be a really nice place to live, but you are definitely spoiling it.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2841/01/024/DM40.4/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object	DM40.4 30	Site 30, Purley Leisure Centre, does not mention that any new leisure centre must include a pool and the policy should make this clear. There should be a requirement that the total number of public parking spaces is not reduced by any development;	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2847/01/009/DM40.4/S	<i>Polaska Developments</i>	Support	DM40.4 30	We fully support the objectives for Purley Leisure Centre, car park and former Sainsbury's supermarket.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

2850/02/003/DM40.4/O	Elizabeth Killick	Object	DM40.4 30	ANY DEVELOPEMENT MUST RETAIN /REPLACE THE POOL AND RETAIN CARPARKING SPACES.SWIMMING IS A GOOD FORM OF EXERCISE AND WE CONTINUE TO HAVE A PROBLEM WITH OBESITY ETC	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.	
2854/01/001/DM40.4/O	James Fleury <i>Nouvague</i>	Object	DM40.4 30	I am writing to you as a Purley resident, young entrepreneur and local business manager regarding the uncertainty around the future of Purley Pool. Thanks to my dad Charlie, who is has been an active user of the pool for over 20 years, I learnt the value of Purley pool from such a young age - I was only a year old when he first started taking me there. An ex-Margaret Roper and John Fisher pupil, we were fortunate enough to learn to swim using Purley pool, and, now thanks to this training, I regularly swim, visiting the pool on average 3/4 times a week as part of my regular exercise routine. As a young entrepreneur who runs his business from home, the pool is perfect for me. It allows me to access it off-peak - when everyone's at work - and when I stay in Canary Wharf for work, I am still able to get to the pool via train and tube - something that I cannot do for either Waddon or South Norwood Leisure centre easily, because I don't drive. Did you know that many of my friends don't drive, because of our excellent travel facilities? We ALL rely on the accessibility of the pool - that's something that is vital to people coming to exercise regularly. I know that, if the pool closed, I probably would give up my routine, because I would lose so much time travelling on buses to an alternative leisure centre on the other side of the Borough. If there's one thing I can ask of you, it would be to listen to the people who live in the South of the borough. Speak to school children, elderly people of the area, disabled users of the pool, as well as active community members about what makes Purley pool so important, not just for our local area, but for the entire borough. If we love and invest in it as our Croydon residents do, we'll have a first-class leisure for all to enjoy in Croydon and beyond.	The site should include a requirement for a pool.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

2906/03/002/DM40.4/O	Mr Gerald Smith	Object		DM40.4 30	Do you think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3? - No it remains to be seen if objections are taken into account. Do you think that the preferred approach is deliverable?- No the onus for this is on the council. Is it sustainable? See response below- I agree with redevelopment of the pool and car park but there must be no loss of car park space and much improved conditions for those to swim.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2962/03/002/DM40.4/O	Charlotte Lewis	Object		DM40.4 30	I would ask that a swimming pool be kept at Purley. I live in Coulsdon & do not have a car so if I am to go swimming then it needs to be somewhere I can get to by bus. I have not been swimming for a long time, I haven't been able to afford it lately, but in the new year I hope to win an appeal against the DWP & then I will need to do something about me being one of those over-weight/obese middle-aged women that are apparently as dangerous as floods & terrorists.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2963/01/003/DM40.4/O	Mrs A Djemil	Object	Soundness - Effective	DM40.4 30	Policy 40.4. Purley Pool should be kept as it provides a valuable local service.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

2970/01/004/DM40.4/O	Janet Dean	Object	DM40.4 30	<p>I understand that the following Policies will threaten our green spaces. I was born in Croydon and have lived in this area all my life (I am now 63). My parents came here from Scotland in the early 1950s. They chose this area specifically for its green spaces and it is quite unique in that facility. I spent more than 35 years in Real Estate in this area and know very well that the reason people continue to move here, is exactly for these facilities and yet remaining within easy reach of other amenities, London, the coast and airports. Of course, more housing is required but I believe the alternative suggestions to these proposals to be very valid and much more in keeping with the neighbourhood thus maintaining its attractiveness and good standard.</p> <p>These proposals are ill conceived and will change this particular neighbourhood beyond all recognition and take away that for which it is well known and valued. Please hear the voices of people like me and do NOT continue with the proposed policies set out below and which can be found in your Local Plan:</p> <p>3. Policy 40.4, Table 11.3, Site 30</p>	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
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2973/01/001/DM40.4/O	Mrs Jane Cole	Object	DM40.4 30	<p>I have been reading parts of the Croydon Local Plan (my husband has attended one of your local meetings) and one aspect I am particularly concerned with is the lack of a specific commitment in the plan to a swimming pool in Purley. When we moved into the area in 1977 we were delighted when the Council let Sainsbury's build on the central car park near Purley railway station - as long as they provided a multi storey carpark and public swimming pool. We have made great use of the swimming pool in Purley over the years. Both our children learnt to swim there - lessons, family visits and school visits. Now I am retired I appreciate the opportunity to keep fit and mobile (especially the aqua aerobics helping my joints) using the pool. I know your plan mentions leisure facilities but we specifically need a public swimming pool. I now have two grandchildren living locally and hope they will be able to benefit from using a swimming pool in Purley in the years to come.</p>	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
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2978/01/004/DM40.4/O	Mr James Marland	Object	DM40.4 30	Redevelopment welcomed but only if the level of facilities is maintained i.e. there must be a swimming pool included in any new leisure facilities and the car park should remain a car park of the same or greater size.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accommodation'.
2982/01/004/DM40.4/O	Mrs Jeanne Driscoll	Object	DM40.4 30	I wish to add my objections made on this document by our local M.P. Chris Philp.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accommodation'.
2984/01/003/DM40.4/O	Jennifer Flanagan	Object	DM40.4 30	The Purley Pool and multi story car park site must form part of the redevelopment of this site. Car parking spaces should be retained at the same level as available now.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accommodation'.

I was disappointed to see that the Croydon Local Plan only stipulates that leisure facilities should be incorporated in any future development of the site in Purley which currently includes the swimming pool. I would strongly urge that an amendment is made to ensure that a swimming pool will continue to be provided in Purley. When the current administration proposed that Purley Pool be closed as part of the budget proposals a compelling argument was made by users, the local community and others to keep the pool open and I do not see the need to repeat those arguments here as they are already well documented and recorded. Suffice it to say that they did result in a change of policy which I assumed would have been reflected in the Local Plan. I will however make my own individual case. I am a pensioner living in Coulsdon and do not drive. Waddon is really not a practical alternative (even for drivers given the shortage of car parking space). I swim for 45 minutes twice a week and for me this is crucial for my health, fitness and well-being. I live on a hill and had to stop cycling as I could no longer manage it. I used to use the gym but suffer too badly now from osteo-arthritis and swimming not only keeps me fit but helps to control the pain. My life, and I am sure that of many others, would be seriously adversely affected if Purley Pool were to close without another pool being provided in the south of the borough.

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2994/01/001/DM40.4/O	Mr Charles Fleury	Object	DM40.4 30	I am writing in relation to a notice displayed at Purley Leisure Centre, in relation to the "redevelopment of Purley Leisure Centre, car park and former Sainsburys supermarket". Firstly, may I start by stating that I am a member of Purley Leisure Centre and have been for many years. I am fully aware that the redevelopment programme has been ongoing for quite a few years now and in principle I do not have any objections in this area. However, I do have concerns in relation to the uncertainty and lack of information surrounding the refurbishment of the swimming pool in the leisure centre redevelopment plans. The swimming pool and leisure centre is one of the few positives aspects of the town centre and surely must remain. I say this, as I have lived in all parts of this borough for almost all my life (54 years) and Purley has always been something that the borough can be proud of. The swimming pool and leisure centre is part of the Purley community, which also serves all residents and businesses in the south of the borough. I know the redevelopment will come at a cost which may result in increased subscriptions, but I would be prepared to accept this as long as the facility was greatly improved. Can you please confirm that the swimming pool will remain and be part of the redevelopment plans.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2999/01/011/DM40.4/O	Mr John Harris	Object	DM40.4 30	I am writing to object to Redeveloping Purley Pool and the car park at 54-58 Whytecliffe Road South  Redevelopment of the pool as detailed in Policy 40.4, Table 11.3, Site 30 (p168) would be welcome, but any new leisure centre must include a pool and the policy should make this clear. It should also make clear that the total number of public parking spaces should not go down.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3003/01/003/DM40.4/O	Mr John James	Object	DM40.4 30	I would like to register my objection to the following policy reference numbers DM 40.4, Table 11.3, Site 30 (Purley pool)	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

3004/01/003/DM40.4/O	Mr John Pewtress	Object		DM40.4 30	Car parking must be preserved or replaced with equivalent number of spaces within the immediate area.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3013/01/002/DM40.4/O	Mrs Julie Goacher	Object		DM40.4 30	I also, do agree that Purley pool needs re-development, but into a new leisure centre with updated services. I would definitely use a re-furbished leisure centre with a pool as Waddon is much further for us and the parking and traffic is very unfavourable in Waddon. I would love to support a local pool with all my family. My daughter recently used the pool with her school, Woodcote Primary, and this would not have been possible without a very local pool. It would definitely enhance the area and community to be updated and attract much more use. As many residents go to the next borough of Sutton to the re-furbished Westcroft as it was so much improved for being modernised.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3020/01/002/DM40.4/O	Joanne Darville	Object	Soundness - Justified	DM40.4 30	I object to the following policies:  40.4- any development should save the pool in purley. We have already lost a cinema, without a pool, there is no local things to do.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3036/01/003/DM40.4/O	Mrs Sally Justice	Object		DM40.4 30	The swimming pool is invaluable, even more so as Purley is full of old people now who need this type of exercise and cannot or couldn't travel to Waddon or Carshalton etc. What about the children who go there, how would the local schools be able to take them anywhere else?	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3039/01/003/DM40.4/O	Samantha Freeman	Object	Soundness - Effective	DM40.4 30	In particular I object to:-  3. Any redevelopment of the Purley pool site that would mean losing the pool (40.4 table 11.3, Site 30)	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

3046/01/004/DM40.4/O	Stephanie Lawson	Object	DM40.4 30	I object to this policy regarding the redevelopment of the current Purley Pool and multi-story car park site. It is important that the policy makes clear that any new leisure centre must include a pool and also that the total number of public parking spaces should not go down.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3081/01/003/DM40.4/O	Mr John Morgan	Object	DM40.4 30	Policy 40.4, Table 11.3, Site 30 (p168) talks about redeveloping the current Purley Pool and multi-story car park site. Any new development must include a new pool facility.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3091/01/003/DM40.4/O	Mr Paul Gomm	Object	DM40.4 30	please note my objection to the following policy reference numbers within your current draft plan for planning & development;	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3095/01/002/DM40.4/O	Mr Paul Kelly	Object	DM40.4 30	It is critical that we retain the health, leisure and swimming facilities. Particularly for our young people and future generations	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3124/01/003/DM40.4/O	Mr Gerald Lambert	Object	DM40.4 30	The present multi-story car park, despite the fact that the lifts don't work and the stairs are filthy and insanitary, is an essential facility as the on-street parking is inadequate. Redevelopment is desirable but must include adequate secure parking.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

3157/01/003/DM40.4/O	Mr James Clarke	Object		DM40.4 30	Purley Pool DM40.4 When this is developed it is essential it includes a pool as the nearest alternative at Waddon is not viable as many of the people who currently use Purley are senior citizens who would find getting to Waddon very difficult	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3162/01/004/DM40.4/O	Mr Joe Toner	Object		DM40.4 30	I would like to voice my object to the following plan DM40.4.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3167/01/001/DM40.4/O	Maria Mitc	Object		DM40.4 30	I am writing to give my support for Purley pool. I work at Christ Church C of E Primary school and we have lessons weekly for the children in the school. These lessons are crucial to the children an essential life skill in swimming and whom many would otherwise not get the chance to go.	Welcome support	
3185/01/003/DM40.4/O	Mr Stephen Woodward	Object		DM40.4 30	We have lived in Sanderstead for over 40 years, and have thoroughly enjoyed the areas to the south of Croydon being unspoilt. In our view these ill conceived proposals will change this area beyond recognition and take away that for which it is well known and valued. Please rethink, and do not continue with the proposed policies set out below and which can be found in your Local Plan: Policy 40.4, Table 11.3, Site 30 (p168)	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3225/01/003/DM40.4/O	Sandra Dudman	Object	Soundness - Effective	DM40.4 30	3) 40.4 Table 11.3 site 30 p168. The redevelopment of Purley Pool and multi-storey car park These redevelopment should include a swimming pool and at least the same numbers of car parking spaces	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

3234/01/004/DM40.4/O	Mr Peter Newman	Object		DM40.4 30	I specifically object to: 40.4 Purley Pool. Again I suspect you really want to close it. It's a great amenity but is starting to show its age. What is wrong with updating or rebuilding the centre and including a new pool and leisure facilities? Why do I suspect that the developers are again driving this agenda and we all know what they want. Build to the boundaries with flats.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3259/01/003/DM40.4/O	Andrew Bance	Object	Soundness - Justified	DM40.4 30	I live in Purley, and am writing with regards to the Croydon Local Plan, about which I have the following comments:  3.Policy 40.4 (Table 11.3, Site 30) talks about redeveloping the current Purley Pool and multi-story car park site. This would be welcome, but must include a new leisure centre with a pool and the policy should make this clear. The wording is such that multiple options are available including building only shops or residential accommodation. We need to maintain a leisure centre, and we already have plenty of shops and residential accommodation.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3260/01/003/DM40.4/O	Wayne Starr	Object		DM40.4 30	The site is very much in need of redevelopment. However, I would appeal to the council to ensure the retention of a large swimming pool facility with ample parking. Public transport only goes so far to meeting the needs of residents who use the pool. I am able to walk to the pool despite being in near constant pain. if i lived any further away I would have to consider driving there and there are many people who would find being able to park at the facility more practical that relying on public transport.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3273/01/003/DM40.4/O	Mary Sales	Object		DM40.4 30	Please do not destroy your area of responsibility DM2 will lead to more flooding - it's already happened in Purley through too much development.  DM40.4 the Government want us to be fitting and this is the only public swimming pool in the area  DM44.2 Coombe Wood Gardens .. a beautiful area for your voters both north and south of the borough the green belt is precious to everyone  DM28 If you don't want to destroy local businesses you must allow people to park their cars. More homes will just mean more cars	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

3275/01/003/DM40.4/O	Suzanne Connor	Object	DM40.4 30	<p>With reference to the Local Plan which has been proposed, please note my objection to the following policies:</p> <ul style="list-style-type: none"> <li>&gt;</li> <li>&gt; Garden Grabbing</li> <li>&gt; Policy DM2</li> <li>&gt;</li> <li>&gt; Purley Skyscraper authorisation</li> <li>&gt; Policy DM40.1</li> <li>&gt;</li> <li>&gt; Purley Pool</li> <li>&gt; Policy 40.4, Table 11.3, Site 30</li> <li>&gt;</li> <li>&gt; Purley Parking</li> <li>&gt; Policy 40.4, Table 11.3,</li> <li>&gt;</li> <li>&gt; Sanderstead "Lidl" Site</li> <li>&gt; Policy DM41.3, Table 11.14, site 306</li> <li>&gt;</li> <li>&gt; Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens</li> <li>&gt; Policy DM44.2, Table 11.17, site 661</li> <li>&gt;</li> <li>&gt; Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation</li> <li>&gt; The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662</li> <li>&gt;</li> <li>&gt; Lack of Parking in new developments</li> <li>&gt; Policy DM28</li> <li>&gt;</li> <li>&gt; More Protection; Less "Intensification"</li> <li>&gt; Policy DM31.4</li> </ul>	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3312/01/004/DM40.4/C	Mr Richard Brandwood	Comment	DM40.4 30	<p>Policy 40.4, Table 11.3, Site 30 (p168) - Clearly Purley Pool and multi-story car park site needs redeveloping. but any proposal MUST include a pool and an equal number of car parking spaces. Similarly if the car park at 54-58 Whytecliffe Road South is re-designated as residential, any proposal MUST include the same provision for public parking spaces as the current car park.</p>	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3316/01/003/DM40.4/O	Mr David Dudman	Object	Soundness - Effective DM40.4 30	<p>3) 40.4 Table 11.3 site 30 p168. The redevelopment of Purley Pool and multi-storey car park These redevelopment should include a swimming pool and at least the same numbers of car parking spaces</p>	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

3319/01/002/DM40.4/O	Mr Ron Thomas	Object	Soundness - Effective DM40.4 30	I object to the following ridiculous proposals...  Policy 40.4, Table 11.3, Site 30 (p168) So you want to change the site into the same site?? What is wrong with it as it is now?	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3322/01/003/DM40.4/O	Mr Richard Driverr	Object	DM40.4 30	I should like to make it known that I object to this which is included in the recently published Local Plan.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3347/01/008/DM40.4/O	Mr Richard Veldeman	Object	DM40.4 30	Policy 40.4, Table 11.3, Site 30 (p168) talks about redeveloping the current Purley Pool and multi-story car park site. Whilst redevelopment may be welcome there must be assurances that any new leisure centre includes a pool and the policy should make this clear. It should also make clear that the total number of public parking spaces should not go down.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3415/01/005/DM40.4/O	Ms C Soroczynski	Object	DM40.4 30	Please note my objections to planning Policy 40.4, Table 11.3, Site 30	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

3430/01/002/DM40.4/O	Mr Donald Speakman	Object	Soundness - Effective	DM40.4 30	Site 30: High street leisure centre, pool, MSCP etc: This site should be completely redeveloped. New plan would include library, some residential, plus car park of same capacity as at present (note: no leisure centre - moved to site 490 - see below). Alternatively, if the leisure centre is retained at this site in a new replacement development, it should include a 25m pool as at present, and with the same amount of car parking as at present Also Site 30: In the detailed policies & proposals document, there is reference to a healthcare facility on this site. This should be removed; Purley Hospital site and the clinic in Whytecliffe Rd S are in the immediate vicinity and should be able to provide any required facility, thus avoiding duplication of services and facilities.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
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3456/01/001/DM40.4/O	The Enterprise Swimming Club	Object		DM40.4 30	With the support of Croydon Council, we have been providing swimming sessions for disabled people in Purley and the surrounding area for 56 years since 1959. We are concerned that the amended proposed plan for Purley has now been downgraded from the inclusion of a new Swimming Pool, previously promised, to "incorporating new Leisure Facilities", only. A replacement Swimming Pool in Purley is essential in view of the many organisations; schools; swimming lesson for children and adults; recreation for elderly and retired people and especially for disabled people of all ages for whom we cater. Purley has excellent transport links with all surrounding areas whereas other pools in the Croydon area are difficult to access by public transport and all have inadequate parking facilities for most users, who must therefore arrive by car. The preference for a replacement Pool in Purley has been clearly demonstrated by the petition signed by in excess of 6000 people a few months ago, to keep the existing pool open. Coupled with the above is the need to ensure that sufficient parking is provided close-by, not only for users of the pool, but also to enable the many excellent shops; restaurants and myriad of small businesses to survive and prosper.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
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3460/01/002/DM40.4/O	Mr & Mrs Batki-Braun	Object	Soundness - Justified	DM40.4 30	DM 40.4 Site 30. Purley pool is an important part of the public amenities of our town, and is regularly used by a large number of people. Furthermore it is important to maintain the parking capacity of the current multi-storey which is extremely popular. Purley requires parking to maintain its commercial centre, to visit Purley Hospital and the numerous small shops in town. Lack of parking will destroy, rather than improve our town and reduce employment and the livelihood of small shopkeepers and specialist service providers.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accommodation'.
3463/01/010/DM40.4/O	Ms F Wood	Object		DM40.4 30	Please allow the pool to stay in Purley. How else do you expect the public to swim without great costs in private gyms. We do not all have the ability to travel to Waddon. You ask for us to be healthy and then take away swimming facilities.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accommodation'.
3488/01/004/DM40.4/O	Mr Gregory Taylor	Object		DM40.4 30	Policy 40.4, Table 11.3, Site 30 (p168) I am a strong supporter of developing this land and it is a travesty that this hasn't happened already. But any redevelopment must include a pool and provision for parking for people using Purley town centre.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accommodation'.
3515/01/002/DM40.4/O	Rosemary Wiseman	Object		DM40.4 30	Site 30 Purley Pool development. The pool is well used by local residents, schools etc. and it should definitely not be closed. It is not acceptable to expect us to go the Waddon Leisure Centre which means ploughing down an already over busy Purley Way (Again caused by the Council allowing too many retail developments without improving the road system).	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accommodation'.
3516/01/002/DM40.4/O	Mr G Tubb	Object		DM40.4 30	I am particularly concerned with regard to maintaining a swimming pool in Purley. This facility is popular and is good for health, the Purley location is very good for the South of the Borough and its site on bus and train routes enables these facilities to be reached easily by a wide section of persons, schools and clubs based in the South of the Borough. Maintaining the Pool therefore should be written into the local Plan.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accommodation'.

3520/01/001/DM40.4/O	Rachel Thompson	Object		DM40.4 30	Please keep a Pool in Purley. Why do current redevelopment plans not state a pool!? Purley is a hub, we live in South Croydon and can easily use the pool before or after work. Our children swim with the local school. There is no way we can get to Waddon - simple as that. Waddon pool is inaccessible to those in the south. The council may have the idea that the south of the borough is rich and we can all afford huge private membership fees to swim in private pools (that are often tiny) this is not the case. Lets make Purley a destination and have a great pool as part of this. The current pool is a great size and well used. Don't lose the good things about the place as part of so called 'redevelopment'. People are trying to take responsibility for their health and the south of the borough needs an accessible pool for people to do this. Swimming is an exercise everyone can do. Our neighbour goes for a swim at Purley pool as it keeps her arthritis in check, without it she is in pain. Keep a Pool in Purley!	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3523/01/003/DM40.4/O	Mr Mike Rice	Object		DM40.4 30	Dear Sirs,  With reference to the recently published 'Croydon Local Plan', as a resident of the past 25 years I give my views as follows:-  Policy 40.4, Table 11.3, Site 30 (p168).Redevelopment to include swimming pool & no reduction in parking spaces.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3545/01/010/DM40.4/O	Linda Bevin	Object	Soundness - Justified	DM40.4 30	I welcome redevelopment of Purley leisure centre , but any new leisure centre must include a pool and the policy should make this clear. It is not fair that the South of the Borough should not have a swimming pool within easy reach. It should also make clear that the total number of public parking spaces should not decrease.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3559/01/003/DM40.4/O	Mr Michael Southwell	Object		DM40.4 30	Regarding the draft local plan I make the following objection - Purley Pool . This is at present heavily used particularly I understand by the disabled.Is the Council against facilities for these people?	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

3561/01/003/DM40.4/O	Linda Hione	Object	DM40.4 30	Purley Pool Policy 40.4, Table 11.3, Site 30 (p168) talks about redeveloping the current Purley Pool and multi-story car park site. Redevelopment would be welcome, but any new leisure centre must include a pool and the policy should make this clear. It should also make clear that the total number of public parking spaces should not go down.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3571/01/003/DM40.4/O	Mr & Mrs Hewitt	Object	DM40.4 30	Policy DM 40.4, Table 11.3, Site 30 (p168) This talks about redeveloping the current Purley Pool and multi-story car park site. Redevelopment would be welcome, but any new leisure centre must include a pool and the policy should make this clear. It should also make clear that the total number of public parking spaces should not go down.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3577/01/005/DM40.4/O	Mr Peter West	Object	DM40.4 30	I object to Policy 40.4 table 11.3 - All of the above are unacceptable to me as a Sanderstead resident for the last 25 years. We need space and sensible development that compliments the environment. I totally agree with all the point that our member of Parliament has suggested.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3579/01/003/DM40.4/O	Noemi Molloy	Object	DM40.4 30	Any new leisure centre must include a pool and the total number of public parking spaces should be maintained or increased.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3584/01/003/DM40.4/O	Mrs Margaret Lawless	Object	DM40.4 30	I list below the relevant policy References to which I object: 40.1 Table 11.3 Site 30 (p168)	No change	No changes can be made as the result of this comment as it not detailed enough to determine what is being objected to.
3587/01/003/DM40.4/O	Mrs Margaret Laycock	Object	DM40.4 30	I never write to complain about anything but having read also that Purley Pool is due for re-development I would like to ask that it should include having a swimming pool. There are too few amenities in the area as it is and it would be detrimental to lose the only swimming pool all the while agreeing that the plans to re-develop the facility would be welcomed.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

3588/01/003/DM40.4/O	Mr Nigel Jones	Object	DM40.4 30	Table 11.13 Ref 30 does not specifically identify that a swimming pool is to be part of the leisure facilities. In a time when much effort is put into reducing / eliminating obesity this essential aid to healthy living must not be removed from the Purley area.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3592/01/004/DM40.4/O	Nicola Shipp	Object	DM40.4 30	As a resident of Croydon all my life, I wish to register my opposition to the following "plans".... DM 40. 4 SITE 30 – Purley Pool, This neglected facility should be keep for local people.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3708/01/004/DM40.4/O	Mrs J McDonald	Object	DM40.4 30	I feel any redevelopment must include a pool and that parking levels should be maintained.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3710/01/002/DM40.4/O	Mr J Nolan	Object	DM40.4 30	I am horrified at the idea of an eyesore being erected in the centre of Purley, which would be totally out of keeping with the character of the town.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3734/01/003/DM40.4/O	Mr & Mrs Mott	Object	DM40.4 30	I object to this site allocation.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

3736/01/001/DM40.4/O	Mr Tim Parsons	Object		DM40.4 30	<p>I am writing to add my support to the campaign to continue to have a pool in Purley it is vital to have an explicit commitment to one in future plans.</p> <ul style="list-style-type: none"> <li>- Purley pool is the only community swimming facility in the south of the borough</li> <li>- swimming provides considerable health benefits, which benefits all and is particularly important in the south of the borough which has the highest proportion of over 65s across Croydon</li> <li>- the accessibility of Purley town centre by public transport makes it the best location in the south of the borough for a pool (and convenient facilities encourage more use and exercise)</li> <li>- the current pool is very popular - both in terms of usage and the fact that over 6000 people signed a petition earlier this year to keep it open</li> <li>- at a Council meeting earlier this year keeping the pool open received full support from councillors-</li> <li>- current users are not just from Purley but also Selsdon, Sanderstead, Coulsdon constituting a significant part of the borough's population.</li> </ul>	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accommodation'.
3750/01/004/DM40.4/O	Mrs Anne Turner	Object		DM40.4 30	<p>I would like to put in writing my objections to the following local plans: I am listing the relevant Policy Numbers:</p> <p>3. 40.4 Table 11.3. Site 30 - Purley Pool</p>	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accommodation'.
3767/01/001/DM40.4/O	Mr K Dawson	Object	Soundness - Effective	DM40.4 30	<p>I have had the opportunity to read the proposals in the recently published Local Plan for Croydon and am submitting my views by the 18 December 2015 deadline.</p> <p>Table 11.13: Ref 30:-</p> <p>I have previously signed a petition to oppose the closure of Purley Pool - any redevelopment of that site MUST include a 25m pool for use by residents, schools, clubs, disability organisations etc. I note that it is on the list of potential developments, but that 'leisure facilities' don't appear to specify a pool.</p>	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accommodation'.

3779/01/004/DM40.4/O	Mr Andrew Frazer	Object	DM40.4 30	Policy 40.4 Redevelopment would be welcome here, but the Purley Pool must be retained for the use of those living south of the borough.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3782/01/006/DM40.4/O	Mr David Reid	Object	DM40.4 30	Policy 40.4 / Table 11.3. Purley Pool. Given the paucity of public swimming facilities in Croydon, and the ever increasing emphasis on more healthy lifestyles for all age groups, it is essential that this facility should be preserved whatever other changes may be made in this location. Furthermore adequate parking should be maintained in its support. Any version of the Plan should spell this out specifically.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3794/01/003/DM40.4/O	Mr Thomas Lawson	Object	DM40.4 30	I object to this proposal on the premise that it is totally out of character with the rest of the town centre which consists of much shorter buildings.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3795/01/004/DM40.4/O	Mr Tony Connor	Object	DM40.4 30	With reference to the Local Plan which has been proposed, please note my objection to the following policies: Purley Pool Policy 40.4, Table 11.3, Site 30	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3796/01/003/DM40.4/O	Mr Tony Sales	Object	DM40.4 30	I am emailing to record my objection to the following policies within the 'Local Plan'.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

3804/01/038/DM40.4/C	Cllr L Hale <i>London Borough of Croydon</i>	Comment	DM40.4 30	Site 30, Purley Leisure Centre, does not mention that any new leisure centre must include a pool and the policy should make this clear. There should be a requirement that the total number of public parking spaces is not reduced by any development	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3810/01/003/DM40.4/O	Joan Sabatini	Object	DM40.4 30	This refers to the redevelopment of the current Purley pool. Sympathetic redevelopment would not be opposed, but any new leisure centre must re-instate a pool and the policy must make this clear. The existing number of parking spaces must not be reduced.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3812/01/003/DM40.4/O	Mr Peter Spragg	Object	DM40.4 30	Policy 40.4, Table 11.3, Site 30 (p168) refers to redeveloping the current Purley Pool and multi-story car park site. Redevelopment may well be welcome, but any new leisure centre must include a pool and the policy should make this clear. It should also make clear that the total number of public parking spaces should not be reduced.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3813/01/003/DM40.4/O	Mr Brandon Hannan	Object	DM40.4 30	Policy 40.4, Table 11.3, Site 30 (p168) talks about redeveloping the current Purley Pool and multi-story car park site. Redevelopment would be welcome, but any new leisure centre must include a pool and the policy should make this clear. It should also make clear that the total number of public parking spaces should not go down.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3814/01/004/DM40.4/O	Mr Jon Adams	Object	DM40.4 30	Policy 40.4, Table 11.3, Site 30 (p168) discusses development of the current Purley Pool and multi-story car park site. Redevelopment would be welcome, but any new leisure centre must include a pool and the policy should make this clear. It should also make clear that the total number of public parking spaces should not be reduced.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

3819/01/003/DM40.4/O	Mr Michael Drury	Object		DM40.4 30	I notice that in your Local Plan for development of the area there are several proposals which deserve reconsideration before they are promulgated. 2 Purley Pool policy DM40.4 Table 11.3 Site 30 - The site certainly needs redeveloping as the car park is unsanitary and a disgrace. A swimming pool is a necessity if we are to encourage children to be active and participate in sport as the government is keen on encouraging.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3829/01/010/DM40.4/O	Dr L Bowen-Long	Object	Soundness - Justified	DM40.4 30	Purley Pool – Redevelopment of that area of Purley, including car park, needs to include plans to retain and improved pool facility – for car parking, see following paragraphs.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3832/01/001/DM40.4/O	Mr L Porkolab	Object		DM40.4 30		Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3837/01/006/DM40.4/O	Mr & Mrs Hooper	Object		DM40.4 30	Policy 40.4 Table 11.3 Site 30. As mentioned above sporting facilities are valuable national assets and the retention of a good swimming pool in any redevelopment is most important. Also the present number of parking places must be maintained.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3849/01/004/DM40.4/O	Maureen Messett	Object		DM40.4 30	I sincerely hope that my objections will be noted. I have lived in this borough for many many years and I hate seeing it gradually destroyed.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

3855/01/006/DM40.4/O	Mrs Gill Willis	Object	DM40.4 30	Purley Pool area should remain as a leisure Centre which contains a pool. It is well in need of redevelopment and to have a well laid out leisure centre with pool will greatly benefit the community.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3864/01/003/DM40.4/O	Pauline Morgan	Object	DM40.4 30	Policy 40.4, Table 11.3, Site 30 (p168) talks about redeveloping the current Purley Pool and multi-story car park site. Any new development must include a new pool facility.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3896/01/010/DM40.4/O	Mr M Veldeman	Object	DM40.4 30	The arguments for keeping the pool have been laid out time and again. Purley needs some sort of community area. You cannot keep putting in more and more people into the area without any sort of recreation and health facilities. The pool is well used by schools and would be a huge loss to the area if it disappeared.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3897/01/028/DM40.4/O	Cllr M Neal	Object	DM40.4 30	Site 30, Purley Leisure Centre, does not mention that any new leisure centre must include a pool and the policy should make this clear. There should be a requirement that the total number of public parking spaces is not reduced by any development;	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3903/01/004/DM40.4/O	Mr & Mrs Kim	Object	DM40.4 30	We object to the following proposed plans. 40.4Table 1.3 Site 30	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

3940/01/003/DM40.4/O	Shirley Shephard	Object		DM40.4 30	Policy 40.4, Table 11.3, Site 30 (p168) talks about redeveloping the current Purley Pool and multi-story car park site. Redevelopment would be welcome, but any new leisure centre must include a pool and the policy should make this clear. It should also make clear that the total number of public parking spaces should not go down	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3941/01/003/DM40.4/O	Mr Frances Sell	Object		DM40.4 30	Redevelopment and regeneration is good provided that public parking would not be less than that which exists. A swimming pool is good and is badly needed in this part	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3953/01/001/DM40.4/O	Mrs J Buckley	Object	Soundness - Justified	DM40.4 30	Poor Purley! no bowling anymore, no Cinema anymore, we don't have much left!!! please amend the new policy which leaves enough loopholes for there not to be a Pool in Purley, its soooo important; families can play together, babies to 100yr olds can enjoy, if you arn't able bodied or fit, you can still enjoy, Purley pool is the only community swimming facility in the south of the borough ,current pool widely used by schools, disabled people and groups, and has children and adult lessons, aqua aerobics and other activities, swimming provides considerable health benefits, which benefits all and is particularly important in the south of the borough which has the highest proportion of over 65s across Croydon, the accessibility of Purley town centre by public transport making it the best location in the south of the borough for a pool(and convenient facilities encourage more use and exercise) the popularity of the current pool-both in terms of usage and the fact that over 6000 signatures achieved earlier this year to keep it open Council meeting earlier this year received full support from councillors for keeping the pool open insufficient capacity at Waddon pool to take Purley pool users(as well as Waddon being difficult to get to for most, and having very little parking which is often full) , current users are not just from Purley but also Selsdon, Sanderstead, Coulsdon constituting a significant part of the borough's population. Please let it stay or be replaced like for like.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

3956/01/003/DM40.4/O	Mrs M Lam	Object	DM40.4 30	I also oppose the demolition of Purley swimming pool because we use the gym and the pool quite often (40.4). If Croydon Council want to demolish it despite of local opposition, a new fitness complex including a swimming pool should be built in Coulsdon or Kenley area.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3960/01/003/DM40.4/O	Mrs R Jennings	Object	DM40.4 30	Policy 40.4 Table 11.3 site 30 - redevelopment of purely pool is a good idea but it needs to maintain a public pool with an increase in parking spaces.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3965/01/001/DM40.4/O	Mrs A Gathey	Object	DM40.4 30	<p>I would like to protest at the proposed redevelopment of Purley Leisure Centre (site reference number 30). It is clear from the ambiguous wording of the proposal that there is no intention to provide a gym and swimming pool comparable to the ones we have in the leisure centre, and indeed it is a disgrace that this proposal should be entertained in view of the 100% support for Purley Leisure Centre given by councillors only a few months ago, after the full council debate caused by the massive local support for the centre.</p> <p>My husband and I use both the swimming pool and the gym regularly and would have great difficulty in accessing the alternative centres in Waddon or Roundshaw. We hope it is not necessary to ask our MP to once again intervene to protect the interests of local people whose views a Labour council seems determined to ignore. I hope soon to hear that the proposals have been scrapped, otherwise we will have to repeat the tedious ritual of a year ago, wasting the valuable time of councillors and residents when the outcome is completely predictable and bringing the council into disrepute.</p>	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

3986/01/002/DM40.4/O	Mr & Mrs Crane	Object	Soundness - Effective DM40.4 30	<p>We are life long residents of Croydon. With reference to the local plan we would like to object to the following proposals:</p> <ul style="list-style-type: none"> <li>•DM40.1 - A skyscraper in Purley is total out of character for the town. Purley needs development but this is not the way to go about it.</li> <li>•DM40.4 - Purley Pool - whilst not objecting to this area being redeveloped it should include a swimming pool. Our children learnt to swim here and it is an important facility to the community. For instance our Farther uses it regularly. It has been vital to maintaining his health and he would not be able to travel to more distant pools.</li> <li>•DM44.2 - It is not appropriate to have a travellers site on green belt land. We believe it is important to protect all Green Belt land from development</li> <li>•DM31.4 - We are opposed to the intensification of these areas.</li> </ul>	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
3998/01/003/DM40.4/O	Mr P Skuse	Object	DM40.4 30	<p>I personally object to some of the proposals - The Local Plan Policy 40, Table 11.3, Site 30 (p168) &amp; Site 61. Purley Pool must stay a 25m swimming pool as the only one locally available to 38000 inhabitants. Car parking reduction can be coped with as the multi-storey is under-used, and there are very good public transport facilities throughout this area.</p>	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
4032/01/004/DM40.4/O	Ms S Lawson	Object	DM40.4 30	<p>I object to this policy regarding the redevelopment of the current Purley Pool and multi-story car park site. It is important that the policy makes clear that any new leisure centre must include a pool and also that the total number of public parking spaces should not go down.</p>	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
4034/01/002/DM40.4/O	Ms S Quy	Object	DM40.4 30	<p>Please don't allow us to lose our pool. As a family of keen swimmers with Croydon Amphibians we know how hard it is to find pooltime in our borough for either a leisure swim (we often have to go to West Wickham) or for clubs and schools to book regular slots.</p>	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

4038/01/001/DM40.4/O	Mr S Gattey	Object	DM40.4 30	<p>I would like to protest at the proposed redevelopment of Purley Leisure Centre (site reference number 30). It is clear from the ambiguous wording of the proposal that there is no intention to provide a gym and swimming pool comparable to the ones we have in the leisure centre, and indeed it is a disgrace that this proposal should be entertained in view of the 100% support for Purley Leisure Centre given by councillors only a few months ago, after the full council debate caused by the massive local support for the centre.</p> <p>My wife and I use both the swimming pool and the gym regularly and would have great difficulty in accessing the alternative centres in Waddon or Roundshaw. We hope it is not necessary to ask our MP to once again intervene to protect the interests of local people whose views a Labour council seems determined to ignore. I hope soon to hear that the proposals have been scrapped, otherwise we will have to repeat the tedious ritual of a year ago, wasting the valuable time of councillors and residents when the outcome is completely predictable and bringing the council into disrepute.</p>	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
4050/01/003/DM40.4/C	Jenny White	Comment	DM40.4 30	<p>Purley Pool Policy 40.4</p> <p>Redevelopment of new leisure centre would be welcome if it included a pool and that the existing no. of car parking spaces was not reduced.</p>	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
4077/01/003/DM40.4/O	Lister & Joyce D'Costa	Object	DM40.4 30	<p>I wish to object to the following items in Croydon Council's Local Plan 2. Redeveloping of Purley Pool as listed in policy 40.4, Table 11.3, Site 30 (p168). We are concerned as all the family are users. Redevelopment would be welcome, but any new leisure centre must include a pool and the policy should make this clear. It should also make clear that the total number of public parking spaces should not go down.</p>	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

4078/01/004/DM40.4/O	Mr & Mrs Belsey	Object		DM40.4 30	It is essential that Purley pool remains in Purley, as there is no other near by.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
4085/01/004/DM40.4/O	Mrs Shelley Chatter-Singh	Object		DM40.4 30	I would like to officially put forward to you my strong objection to some of the policies that you are proposing within Croydon. My objections are particularly directed to the following policies: 40.4 site 30. Purley pool. The community deserve to have a facility that will encourage them to keep fit and healthy, help combat obesity, manage chronic conditions and encompass people with disabilities. A swimming pool is vital to achieve this as this is often the only way that people with disability or chronic conditions can exercise safely and comfortably.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
4092/01/003/DM40.4/O	Valerie Wilshaw	Object		DM40.4 30	I object to the proposal.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
4108/01/003/DM40.4/O	The Chudasama Family	Object	Soundness - Justified	DM40.4 30	Policy 40.4, Table 11.3, Site 30 (p168) - Redevelopment would be welcome, but any new leisure centre must include a pool and the policy should make this clear. It should also make clear that the total number of public parking spaces should not go down.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.

4117/01/017/DM40.4/O	Cllr S Brew	Object	DM40.4 30	In the detailed policies & proposals document, there is reference to a healthcare facility on this site. This should be removed; Purley Hospital site and the clinic in Whytecliffe Rd S are in the immediate vicinity and should be able to provide any required facility, thus avoiding duplication of services and facilities.	No change	The Council has worked with NHS partners to identify the need for additional facilities. For the Purley GP network they have identified a requirement of an additional 3,172sqm of GP practice floorspace required and this site has potential to contribute to this need. For any planning application on this site, the developer will be required to work with the NHS to assess whether additional facilities are still required.
4117/01/016/DM40.4/O	Cllr S Brew	Object	DM40.4 30	Site 30: High street leisure centre, pool, MSCP etc: This site should be completely redeveloped. New plan would include library, some residential, plus car park of same capacity as at present (note: no leisure centre - moved to site 490 - see comments on 490). Alternatively, if the leisure centre is retained at this site in a new replacement development, it should include a 25m pool as at present, and with the same amount of car parking as at present.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'. The leisure centre is not to be moved to site 490 as this is required for a primary school to meet the need for school places in the borough.
4716/01/003/DM40.4/O	Rachel Marland	Object	DM40.4 30	Policy 40.4 - Redevelopment welcomed but only if the level of facilities is maintained i.e. there must be a swimming pool included in any new leisure facilities and the car park should remain a car park of the same or greater size.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2802/01/003/DM40.4/C	Jan Hanzal		DM40.4 30	Table 11.13 Ref. No. 30 The report should explicitly mention that any redevelopment should include a public pool facility; a loss of this facility would be retrograde and contravene Strategic Objective 7 (foster safe, healthy and cohesive communities).	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
0320/01/027/DM40.4/S	Mr Tarsem Flora <i>Flora Associates</i>	Support	DM40.4 325	Telephone exchange 88 – 90 Brighton Road-We accept its conversion to residential if existing use is not required any more.	Welcome support	
2982/01/005/DM40.4/O	Mrs Jeanne Driscoll	Object	DM40.4 325	I wish to add my objections made on this document by our local M.P. Chris Philp.	No change	This comment has not been substantiated so no changes can be made.

3162/01/005/DM40.4/O	Mr Joe Toner	Object		DM40.4 325	I would like to voice my object to the following plan DM40.4.	No change	The objection is not substantiated, (no reason given), so the Council is unable to respond.
3322/01/004/DM40.4/O	Mr Richard Driverr	Object		DM40.4 325	I should like to make it known that I object to this which is included in the recently published Local Plan.	No change	There is insufficient information to consider this comment further.
3577/01/006/DM40.4/O	Mr Peter West	Object		DM40.4 325	I object to Policy 40.4 table 11.3 - All of the above are unacceptable to me as a Sanderstead resident for the last 25 years. We need space and sensible development that compliments the environment. I totally agree with all the point that our member of Parliament has suggested.	No change	This allocation sets out that residential development is acceptable in principle. Any planning application for this site will be assessed against the Local Plan planning policies, which include an assessment on the local environment and character.
0065/03/001/DM40.4/C	Mr. Michael Barnett	Comment	Soundness - Effective	DM40.4 347	Hi, I attended the CLP "show" on 8th December thanks.  On CLP2 Table 11.13 ref 347 Tesco , 2 Purley Road Did your noticeboard at the show say there was (up to) 990 homes to be built on this site ? Other people have commented on this too.	No change	The GLA density matrix has identified that this site has capacity to provide between 172 to 900 homes.
0320/01/028/DM40.4/O	Mr Tarsem Flora <i>Flora Associates</i>	Object		DM40.4 347	TESCO Almost all local and adjoining Residents Associations objected very strongly to the previous Tesco' scheme for a multistory redevelopment of the site some 10 years ago. The local community will NOT accept similar application and will strongly object.Is it really necessary to set a policy on this site? The previous application was withdrawn by Tesco in view of the serious concerns expressed by PWRA and other associations in adjoining areas.	No change	The site is considered to be under-developed and could accommodate both a retail store and much needed new homes during the lifetime of the Local Plan.

2177/01/022/DM40.4/C Miss Vanessa Garner  
Network Rail Infrastructure Limited

Comment Soundness - DM40.4  
Effective 347

Network Rail notes that there are a number of sites adjacent to the Railway and attach a standard response which sets out the issues that need to be considered. In particular with large new developments there is a concern about the risk of trespass and all new developments should have proper and suitable boundary fencing. The risk of greater flooding and drainage that new developments could potentially have on the Network Rail infrastructure and we would not want any increase of flooding or the increase in run off onto Railway Infrastructure.

No change

Any development proposals for the site would be subject to consultation and Network Rail would be consulted as required.

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

Future maintenance  
The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the

applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

#### Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

#### Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are

capable of falling within 3.0m of the boundary with Network Rail.

#### Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

#### Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

#### Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

#### Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling

arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

**Noise and Vibration**

The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

**Vehicle Incursion**

Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Network Rail strongly recommends the developer contacts [AssetProtectionsSussex@networkrail.co.uk](mailto:AssetProtectionsSussex@networkrail.co.uk) prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).

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2781/01/007/DM40.4/O	Graham Bass	Object	DM40.4 347	What is this all about? Admittedly it's some way off, but it's difficult to comment without some clarification! Are we anticipating that in some 10 years' time Tesco's will pull out & leave us with a large virgin housing site- a rather tenuous assumption I would have thought - or are we back with the idea, soundly trounced by the community a few years ago, to build massive high-rise housing over the existing supermarket & parking - which would still be a very bad proposal.	The allocation should be clearer on what is proposed for this site.	No change	The allocation sets out the preferred uses if this site was to be redeveloped. There is currently no developer interest for this site so the Council would need to work with this landowner to bring the site forward.
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2789/01/003/DM40.4/C	R P Reed	Comment		DM40.4 347	There is potential for housing development on this site, but up to 990 units is totally unrealistic. The proposed maximum should be greatly reduced in order that:- - The residents of the proposed housing have a decent quality of life - Tesco's business is unaffected - the impact of this development on the surrounding area is minimised	No change	The allocation sets out the preferred uses if this site was to be redeveloped. There is currently no developer interest for this site so the Council would need to work with this landowner to bring the site forward. The impact of the development on the surrounding area and on future occupiers would be assessed with any planning application.
2982/01/006/DM40.4/O	Mrs Jeanne Driscoll	Object		DM40.4 347	I wish to add my objections made on this document by our local M.P. Chris Philp.	No change	This comment has not been substantiated so no changes can be made.
3102/01/004/DM40.4/O	Mr Richard Horton	Object		DM40.4 347	3.The plan I have seen appears to envisage the closure or redevelopment of the Tesco retail store. I cannot understand why this should be part of the plans (just as I cannot understand why similar proposals appear in relation to supermarkets at Waddon such as Morrisons and Sainsburys). The Tesco store is used extensively by local residents.	No change	There are currently no plans to close the existing Tesco store. However, the site has been identified as being suitable for residential if the landowner wanted to redevelop the site within the lifetime of the Croydon Local Plan.
3162/01/006/DM40.4/O	Mr Joe Toner	Object		DM40.4 347	I would like to voice my object to the following plan DM40.4.	No change	The objection is not substantiated, (no reason given), so the Council is unable to respond.
3322/01/005/DM40.4/O	Mr Richard Driverr	Object		DM40.4 347	I should like to make it known that I object to this which is included in the recently published Local Plan.	No change	There is insufficient information to consider this comment further.
3430/01/005/DM40.4/O	Mr Donald Speakman	Object	Soundness - Effective	DM40.4 347	Site 347: The document refers to a range of 172-990 homes on this site - even 172 is excessive, and 990 is totally unacceptable. For ANY housing development on this site, it would be necessary to have several floors of underground parking, with risk of flooding due to the river Bourne being nearby. Also, remove reference to possible healthcare facility; Purley Hospital site and the clinic in Whytecliffe Rd S are in the immediate vicinity.	No change	The site is considered to be under-developed and could accommodate both a retail store and much needed new homes during the lifetime of the Local Plan. 990 homes is the upper end of an indicative range for the site. It is unlikely that it would be developed to that level and all proposals would still need to be assessed against other policies of the Local Plan.
3577/01/007/DM40.4/O	Mr Peter West	Object		DM40.4 347	I object to Policy 40.4 table 11.3 - All of the above are unacceptable to me as a Sanderstead resident for the last 25 years. We need space and sensible development that compliments the environment. I totally agree with all the point that our member of Parliament has suggested.	No change	This allocation sets out that mixed use development is acceptable in principle. Any planning application for this site will be assessed against the Local Plan planning policies, which include an assessment on the local environment and character.

4117/01/019/DM40.4/O	Cllr S Brew	Object	DM40.4 347	Site 347: The document refers to a range of 172-990 homes on this site - even 172 is excessive, and 990 is totally unacceptable. For ANY housing development on this site, it would be necessary to have several floors of underground parking, with risk of flooding due to the river Bourne being nearby. Also, remove reference to possible healthcare facility; Purley Hospital site and the clinic in Whytecliffe Rd S are in the immediate vicinity.	No change	The GLA density matrix has identified this site as having capacity for between 172 to 900 new homes. The exact number of homes would be assessed once a planning application was submitted. Parking provision would need to be in accordance with London Plan and Local Plan policies. The NHS have identified that additional healthcare facilities in the Purley GP network are required and this site could contribute to this need.
0094/02/001/DM40.4/O	Mr Ken Whittick	Object	DM40.4 35	<p>1) I strongly oppose this policy on the grounds that the erection of a building of 15 storeys in Purley is entirely out of character with Purley</p> <p>2) CLP1 itself describes Purley as a market town. A building of this height is out of keeping with a market town.</p> <p>3) Parts of Purley (High Street, west side) are designated as heritage sites. Again, out of keeping.</p> <p>4) The owners (The Baptist Church) are against a development of this height. They were threatened by a politician that a CPO would be raised (later withdrawn) if they did not agree.</p> <p>5) The Baptist web site declares that the council expect this to be a one off for Purley. Is this believable or enforceable or will the next block be only 13 storeys?</p> <p>6) CLP2 says a building of this size fits in well. Local architects say otherwise.</p>	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.

0117/02/001/DM40.4/O	Mr Richard Applebee	Object	Soundness - Justified	DM40.4 35	I am not against development on a scale that is in keeping with the nature of the town's surroundings, but the size of some of the planned buildings horrifies me and, if enacted, will totally alter the nature of Purley. A 16 storey block of flats situated on the Baptist Church will be 3 times taller than any other building in Purley. Children living there will be imprisoned in a giant roundabout with no outside space.	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.
					<p>Apart from the scale of the proposed developments, my main concern is over parking. Whilst it may be acceptable for inner London residents to live without cars and rely on public transport, this will not work in outer London towns like Purley. The Baptist Church/ Banstead Road development will have 200 dwellings with 38 parking spaces. This will not deter residents from having cars and they will simply be parked in the surrounding roads to the detriment of the quality of life of the existing homeowners. And the presumption is that all other developments in Purley will have similar car parking to dwelling ratios that will exacerbate this problem throughout the town.</p>		
0153/02/002/DM40.4/O	Mrs Liz Marsden	Object		DM40.4 35	Purley Skyscraper - the height is completely out of keeping with the local area. Having so many flats in the centre of Purley would cause traffic chaos. So much heavy traffic moves through that area - having a huge number of extra vehicles blocking flow in centre of town, would be disastrous.	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.

0181/02/001/DM40.4/O	Susan Arrol	Object	Soundness - Justified	DM40.4 35	<p>My husband and I attended the consultation meeting at the Purley Baptist Church on the 8th December and we both felt that plans on show and the information given on what precisely was being proposed was vague to say the least, and the council staff were not able to clarify the details included in the information concerning such things as the amount of social housing ,etc. Nor was there any copies of the plans which people could take away in order to be able to study them, and thereby understand what was being proposed. Also whereas the council has had up to two years to come up with these proposals, we have been given a very limited time to make any objections to them, that is ten days after the meeting, the 18th of December, hardly sufficient time given the paucity of information offered.</p> <p>Nonetheless, there was an indication that the height of the proposed plan on this site would be in the order of sixteen stories.</p> <p>My husband and I feel very strongly that this is entirely out of keeping with the area hardly in line with your description of Purley being a "market town located on wooded hillsides and in the valley". Purley is not London where skyscrapers are totally acceptable or even Croydon where a profusion of skyscrapers exist. If this is built it will open up the floodgates for further buildings completely changing the character of Purley.</p> <p>Purley also has massive traffic problems, which will not be helped by a building of this size. Let us also not forget that Purley also suffers from flooding problems as its sits on the sight of the Bourne, and a large site like this will only make matters worse.</p>	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.
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0320/02/012/DM40.4/O	Mr Tarsem Flora <i>Flora Associates</i>	Object	Soundness - Effective	DM40.4 35	<p>Places of Croydon-PURLEY</p> <p>We accept the fact that the council recommends major residential growth in the district centre with high quality development that will respect the existing residential character and local distinctiveness.</p> <p>If the above is to form the Council's policy, how is it likely to support 7 stories affordable housing on the opposite side of the Baptist Church proposals. This will be completely out of CHARACTER with the surrounding.</p>	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.
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1853/01/002/DM40.4/O	Brian Matthews	Object		DM40.4 35	Policy DM40.1 (p166) says that a skyscraper of 16 floors can be built in the centre of Purley. A skyscraper of 16 floors will completely change the character of Purley town centre and is wholly out of keeping with the rest of Purley town centre which is no higher than 5 floors.		No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.
2657/01/003/DM40.4/O	Rebecca Pullinger CPRE London	Object	Soundness - Effective	DM40.4 35	A large number of the sites allocated for development through Detailed Policies and Proposals may result in the loss of green space. This appears to run counter to the Borough's Strategic Objective 10 (The need to utilise brownfield areas first) and could be replaced with a goal to promote good quality high density developments that protect Croydon's green spaces. Even undesignated green spaces provide important ecosystem services to Croydon's growing population.  We are concerned about the potential loss of open space used by the community for the proposed development.	The Council should provide additional text in these policies to encourage developers to propose good quality, high density developments which promote the protection and enhancement of green space.	No change	This allocation would not result in the loss of open space.
2781/01/003/DM40.4/S	Graham Bass	Support		DM40.4 35	I am pleased to see the new plan regularising its landmark high-rise feature.		Welcome support	
2816/01/002/DM40.4/C	Matthew Taylor			DM40.4 35	This site is clearly ripe for development and the approach is sensible. In order to fit the quantity of housing onto this site I understand that it may be proposed to construct a tall building. Any such building should conform to the rule set out in DM15.1c. The design should be of exceptional quality and demonstrate that a sensitive approach has been taken to articulation and composition of the building which is proportionate to its scale		No change	Any future development would be subject to all relevant policies in the Strategic Policies and Detailed Policies.
2817/04/002/DM40.4/O	Tina Steele	Object		DM40.4 35	I object to the Purley Skyscraper development on the grounds it does not fit with the local area, its location on what is an already congested road layout, too high local area is around 5 floors in the main maximum and will not improve the local area for the better.		No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.
2828/04/001/DM40.4/O	Mr Eugene Regan	Object		DM40.4 35	I totally oppose this development. A skyscraper of 16 floors will completely change the character of Purley town centre and is wholly out of keeping with the rest of Purley town centre which is no higher than 5 floors.		No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.

2906/03/001/DM40.4/O	Mr Gerald Smith	Object	DM40.4 35	Do you think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3? - No it remains to be seen if objections are taken into account. Do you think that the preferred approach is deliverable?- No the onus for this is on the council.Is it sustainable? See response below-How can you possibly give approval to such a monstrosity ebng built in the centre of Purley? Not only will it look totally out of place but it will destroy the appearance of the town centre. If one such structure is allowed how long will it be before more are built. This proposal should be buried and forgotten.	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.
2982/01/007/DM40.4/O	Mrs Jeanne Driscoll	Object	DM40.4 35	I wish to add my objections made on this document by our local M.P. Chris Philp.	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.
3081/01/002/DM40.4/O	Mr John Morgan	Object	DM40.4 35	Policy DM40.1 (p166) allowing construction of a skyscraper of 16 floors in the centre of Purley.	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.
3162/01/007/DM40.4/O	Mr Joe Toner	Object	DM40.4 35	I would like to voice my object to the following plan DM40.4.	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.
3164/01/002/DM40.4/O	Jenny White	Object	DM40.4 35	I don't want a skyscraper built in Purley , it will totally change the look of the place , I see no need for it.	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.
3166/01/002/DM40.4/O	Maria Linford	Object	DM40.4 35	The high rise tower block in Purley is ridicules how do people cross the road and where will they park. They can't open a window as all they will get is car fumes instead of fresh air.Is is a death trap as they have no where to go in case of an emergency.	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.
3281/01/002/DM40.4/O	Mr William Wheeler	Object	DM40.4 35	The erection of a 16 storey building in the centre of Purley would indeed be a 'monstrous carbuncle' where no other building exceeds 5 storeys and would be entirely out of keeping with the character of the area. Such a building as proposed would give a green light to similar developments in Purley which would soon resemble central Croydon.	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.

3322/01/006/DM40.4/O	Mr Richard Driverr	Object	DM40.4 35	I should like to make it known that I object to this which is included in the recently published Local Plan.	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.
3515/01/001/DM40.4/O	Rosemary Wiseman	Object	DM40.4 35	Purley Skyscraper development - absolute unacceptable. Will change the whole face of Purley and cause enormous traffic problems in an already congested area.	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.
3577/01/008/DM40.4/O	Mr Peter West	Object	DM40.4 35	I object to Policy 40.4 table 11.3 - All of the above are unacceptable to me as a Sanderstead resident for the last 25 years. We need space and sensible development that compliments the environment. I totally agree with all the point that our member of Parliament has suggested.	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.
3579/01/002/DM40.4/O	Noemi Molloy	Object	DM40.4 35	A 16 floor building in Purley would be totally out of character and is completely out of keeping with the rest of the town centre.	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.
3706/01/005/DM40.4/O	Mr J Logan	Object	DM40.4 35	I am horrified at the idea of an eyesore being erected in the centre of Purley, which would be totally out of keeping with the character of the town.	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.
3734/01/002/DM40.4/O	Mr & Mrs Mott	Object	DM40.4 35	I object to this policy.	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.
3746/01/004/DM40.4/O	Jay Luthra	Object	DM40.4 35	Objects to the plan - the ridiculous Purley Skyscraper appears to have been thought up by lunatics.	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.
3864/01/002/DM40.4/O	Pauline Morgan	Object	DM40.4 35	Policy DM40.1 (p166) allowing construction of a skyscraper of 16 floors in the centre of Purley.	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.
3897/01/027/DM40.4/O	Cllr M Neal	Object	DM40.4 35	Policy DM40.1 should not allow for up to 16 storeys as it will completely change the character of Purley town centre and is wholly out of keeping with the rest of the town centre which is no higher than 5 storeys;	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.
4092/01/006/DM40.4/O	Valerie Wilshaw	Object	DM40.4 35	I object to the proposal.	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.

4092/01/002/DM40.4/O	Valerie Wilshaw	Object	DM40.4 35	I object to the proposal.	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.
4716/01/002/DM40.4/O	Rachel Marland	Object	DM40.4 35	Policy DM40 - No Purley skyscraper please and as the petition shows no one want this.	No change	The allocation for mixed use redevelopment is acceptable for this site. The height of the building relates to policy DM40.1.
2982/01/008/DM40.4/O	Mrs Jeanne Driscoll	Object	DM40.4 405	I wish to add my objections made on this document by our local M.P. Chris Philp.	No change	This comment has not been substantiated so no changes can be made.
3162/01/008/DM40.4/O	Mr Joe Toner	Object	DM40.4 405	I would like to voice my object to the following plan DM40.4.	No change	The objection is not substantiated, (no reason given), so the Council is unable to respond.
3322/01/007/DM40.4/O	Mr Richard Driverr	Object	DM40.4 405	I should like to make it known that I object to this which is included in the recently published Local Plan.	No change	There is insufficient information to consider this comment further.
3577/01/009/DM40.4/O	Mr Peter West	Object	DM40.4 405	I object to Policy 40.4 table 11.3 - All of the above are unacceptable to me as a Sanderstead resident for the last 25 years. We need space and sensible development that compliments the environment. I totally agree with all the point that our member of Parliament has suggested.	No change	This allocation sets out that residential development is acceptable in principle. Any planning application for this site will be assessed against the Local Plan planning policies, which include an assessment on the local environment and character.
2982/01/009/DM40.4/O	Mrs Jeanne Driscoll	Object	DM40.4 409	I wish to add my objections made on this document by our local M.P. Chris Philp.	No change	This comment has not been substantiated so no changes can be made.
3162/01/009/DM40.4/O	Mr Joe Toner	Object	DM40.4 409	I would like to voice my object to the following plan DM40.4.	No change	The objection is not substantiated, (no reason given), so the Council is unable to respond.
3322/01/008/DM40.4/O	Mr Richard Driverr	Object	DM40.4 409	I should like to make it known that I object to this which is included in the recently published Local Plan.	No change	There is insufficient information to consider this comment further.
3577/01/010/DM40.4/O	Mr Peter West	Object	DM40.4 409	I object to Policy 40.4 table 11.3 - All of the above are unacceptable to me as a Sanderstead resident for the last 25 years. We need space and sensible development that compliments the environment. I totally agree with all the point that our member of Parliament has suggested.	No change	This allocation sets out that residential development is acceptable in principle. Any planning application for this site will be assessed against the Local Plan planning policies, which include an assessment on the local environment and character.
2982/01/010/DM40.4/O	Mrs Jeanne Driscoll	Object	DM40.4 410	I wish to add my objections made on this document by our local M.P. Chris Philp.	No change	This comment has not been substantiated so no changes can be made.

3162/01/010/DM40.4/O	Mr Joe Toner	Object		DM40.4 410	I would like to voice my object to the following plan DM40.4.	No change	The objection is not substantiated, (no reason given), so the Council is unable to respond.
3322/01/009/DM40.4/O	Mr Richard Driverr	Object		DM40.4 410	I should like to make it known that I object to this which is included in the recently published Local Plan.	No change	There is insufficient information to consider this comment further.
3577/01/011/DM40.4/O	Mr Peter West	Object		DM40.4 410	I object to Policy 40.4 table 11.3 - All of the above are unacceptable to me as a Sanderstead resident for the last 25 years. We need space and sensible development that compliments the environment. I totally agree with all the point that our member of Parliament has suggested.	No change	This allocation sets out that mixed use development is acceptable in principle. Any planning application for this site will be assessed against the Local Plan planning policies, which include an assessment on the local environment and character.
2982/01/011/DM40.4/O	Mrs Jeanne Driscoll	Object		DM40.4 411	I wish to add my objections made on this document by our local M.P. Chris Philp.	No change	This comment has not been substantiated so no changes can be made.
3162/01/011/DM40.4/O	Mr Joe Toner	Object		DM40.4 411	I would like to voice my object to the following plan DM40.4.	No change	The objection is not substantiated, (no reason given), so the Council is unable to respond.
3322/01/010/DM40.4/O	Mr Richard Driverr	Object		DM40.4 411	I should like to make it known that I object to this which is included in the recently published Local Plan.	No change	There is insufficient information to consider this comment further.
3430/01/006/DM40.4/O	Mr Donald Speakman	Object	Soundness - Effective	DM40.4 411	Site 411: Many local offices have been converted to residential. Surely we need to retain some offices? This is easy walking distance to town centre.	No change	There is very limited demand for office space outside of Croydon Metropolitan Centre. In addition it is already permitted development to convert offices in Purley and other parts of Croydon away from the Metropolitan Centre to residential use so it is not possible for the Council to protect them.
3577/01/012/DM40.4/O	Mr Peter West	Object		DM40.4 411	I object to Policy 40.4 table 11.3 - All of the above are unacceptable to me as a Sanderstead resident for the last 25 years. We need space and sensible development that compliments the environment. I totally agree with all the point that our member of Parliament has suggested.	No change	This allocation sets out that residential development is acceptable in principle. Any planning application for this site will be assessed against the Local Plan planning policies, which include an assessment on the local environment and character.
4117/01/020/DM40.4/O	Cllr S Brew	Object		DM40.4 411	Site 411: Many local offices have been converted to residential. Surely we need to retain some offices? This is easy walking distance to town centre.	No change	The Local Plan does not protect offices in this location and therefore residential development is acceptable.

7285/01/001/DM40.4/O	Miss Daphne Knights Christchurch Road Residents' Ass	Object	Soundness - Effective DM40.4 411	<p>The Directors of Christchurch Road Residents' Association Ltd. have asked me to write to you with regard to the above proposals regarding Palmerston House.</p> <p>For your reference Park View was built in 1976 and has 18 flats with parking places and garages for each flat. Palmerston House was acquired subsequently. There are only a few parking spaces in front of their offices for their staff and we allow the overflow to park in our spaces during the week only.</p> <p>We have a brick built refuse area housing our 3 bins provided by the Council together with a food bin which is outside due to lack of space. We have allowed Palmerston House to have 2 bins for their refuse which is only just viable and any additional use would be impossible due to the limitations of the interior space. Vehicle access to Park View and Palmerston House is via a single track which refuse collection vehicles only just manage to negotiate and any increase in use would not be possible. Other access to the site is not possible due to the lay of the land. Past investigations have established that this area lies in a flood plain and drainage problems would occur should there be an increased usage.</p> <p>Finally we wish to record the above concerns against a change of usage of Palmerston House should they be proposed at any time in the future.</p>	No change	<p>The comments are noted and it is recognised that the issues raised may affect the deliverability of the site. However, in principle, the residential use of the site is acceptable and so no change is proposed.</p>
0153/02/001/DM40.4/O	Mrs Liz Marsden	Object	DM40.4 490	<p>Primary School - on corner of Old Lodge Lane and Brighton Road. The space is large enough, and accessible by public transport. However, a huge effort to reduce air pollution - the planting of a large barrier of trees would be needed if children's health is not to suffer - the area is extremely polluted, from all the traffic queuing (I know, as I walk past there several times a day). I would not want my children to have outdoor play for example in such an area, without a lot more trees soaking up the fumes, and a plan for reducing air pollution.</p>	No change	<p>The comment is noted. The Local Plan includes a policy on impact on health that will need to be considered in any detailed plans for this site.</p>

0538/01/003/DM40.4/O Mr Adrian Britton

Object

Soundness - DM40.4  
Justified 490

The proposal for a primary school on the car park on Brighton Road is inappropriate for the following reasons:  
- There is no suitable parking place for those who would need/wish to bring and/or collect children to/from the school. Brighton Road is a very busy A road and there are insufficient local parking opportunities.  
- The removal of parking provision would be detrimental to the sustainability of the shops and other commercial premises on the opposite side of Brighton Road.

No change

This site has been required to meet the need for school places in the borough. The impact on traffic and parking would be assessed at a planning application where there are options for a school to be a car free development.

2177/01/023/DM40.4/C Miss Vanessa Garner  
Network Rail Infrastructure Limited

Comment Soundness - DM40.4  
Effective 490

Network Rail notes that there are a number of sites adjacent to the Railway and attach a standard response which sets out the issues that need to be considered. In particular with large new developments there is a concern about the risk of trespass and all new developments should have proper and suitable boundary fencing. The risk of greater flooding and drainage that new developments could potentially have on the Network Rail infrastructure and we would not want any increase of flooding or the increase in run off onto Railway Infrastructure.

No change

Any development proposals for the site would be subject to consultation and Network Rail would be consulted as required.

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

Future maintenance  
The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the

applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

#### Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

#### Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are

capable of falling within 3.0m of the boundary with Network Rail.

#### Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

#### Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

#### Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

#### Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling

arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

**Noise and Vibration**  
The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

**Vehicle Incursion**  
Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Network Rail strongly recommends the developer contacts [AssetProtectionsSussex@networkrail.co.uk](mailto:AssetProtectionsSussex@networkrail.co.uk) prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).

2635/01/029/DM40.4/O	Paul Sandford <i>Bourne Society</i>	Object	DM40.4 490	Ref 7.59 detailed policies: A new Primary School at this location on Brighton Road is ill considered. The site should better be assigned to housing with any new primary school located off main roads, with access to both parents obliged to use cars and those arriving by foot or public transport. In this case, an expansion of Woodcote Primary should be considered first		No change	An extensive site search has identified that this is the only suitable site (in terms of size and location) within the urban area in the south west of the borough to build a new primary school.
2781/01/002/DM40.4/O	Graham Bass	Object	DM40.4 490	The site should (as has been toyed with in the past) be enlarged to take in the under-exploited properties along that end of Old Lodge Lane. This would create an area large enough for both the prosed primary school and our 25m. pool/gym. Not only would this take advantage of the site's excellent accessibility (train, bus, car) for the whole of the south of the borough, but be an excellent synergistic fit, school & pool.	The site should be extended to include the properties at the end of Old Lodge Lane and should provide a 25m pool/gym in addition to the primary school.	No change	The comment is noted. The site is allocated for a primary school use and the site includes three adjacent properties to the south of the car park. No land owner came forward to the Council with any additions to the site through the Call for Sites process.

2789/01/004/DM40.4/S R P Reed

Support

DM40.4  
490

An excellent idea to use this large, vacant site for a much-needed school. Surely there would be space to incorporate a 25 metre public swimming pool into this development, which would take the pressure off Ref 30. Thank you for the opportunity to comment on the Plan, otherwise I think that the majority of the proposals are sensible given the great need for additional housing.

Welcome support

The school is not large enough to accommodate both a swimming pool and primary school. The site allocation for Purley Pool (site 30) sets out the requirement for a swimming pool as part of any redevelopment.

The purpose of this submission is to present an argument in response to the identification in Table 11.13 of the Subject Document of site 490: No. 95-111 Brighton Road, Purley ('the Subject Site') as a preferred use as a primary school, and instead to promote it as a preferred site for mixed uses including residential dwellings. There was a previous planning application for 08/03343 proposed the demolition of existing buildings; erection of 1 x six/seven storey building and 1 x six storey building comprising a total of 100 one bedroom, 81 two bedroom and 8 three bedroom flats; the formation of a 100 space parking area for commercial premises opposite and associated parking for flats with vehicular access road onto Brighton Road. The application was refused on the grounds that the proposed massing, bulk and scale was an overdevelopment of the site. The NPPF introduced a 'presumption in favour of sustainable development'. In response to the increase in London Borough of Croydon's (LBC) existing housing requirements as directed by the Further Alterations to the London Plan (2014), the Subject Document has allocated certain sites for mixed use/residential development in order to ensure that the borough's housing land remains in surplus. It includes the identification of sites for future development within Section 11 -The Places of Croydon. Despite the Subject Site not having been identified as a preferred option for mixed uses, the intention for the land within the vicinity of Reedham Station as specified in policy DM40.2 of the Subject Document Environs of Reedham Station lends weight to the potential development of residential and mixed commercial developments, detailing:

'In the environs of Reedham Station, to create the sense of place and facilitate growth proposals should:

- a. Complement the existing predominant building heights of 2 storeys up to a maximum of 4 storeys;
- b. Reinforce the predominant building lines and frontages which positively respond to the form of the Brighton Road/Old Lodge Lane junction;
- c. Improve the pedestrian and cycle permeability, accessibility and connectivity across the railway between Brighton Road, Watney Close, Aveling Close and Fairbairn Close;

and

The site should be allocated for mixed use, including residential.

No change

The site is required to meet the need for primary school places in the south of the borough and will continue to be allocated for a primary school due to the unsuitability of 112 Brighton Road.

d. Enhance the suburban shopping area character of this section of Brighton Road'.

Although development of the site is yet to reach a conceptual design stage, it is evident that any future mixed uses scheme can integrate the above requirements within its design. The Subject Site has a total area of 0.83ha. This would permit in excess of 10 homes. Given the size of the Subject Site it is considered that there is also sufficient capacity to accommodate mixed uses including 3 bedroom dwellings (which are preferred for sustainable development under policy DM 1 of the Subject Document). There are no site specific policies currently relevant to the Subject Site that would prevent future mixed uses development. Moreover, the construction of mixed uses development on the Subject Site would fulfil the relevant national and local planning policies. The Draft Housing and Planning Bill 2015-2016 (The Bill) is currently at the debate stage. One of the primary objectives of The Bill is to provide starter homes for first time buyers. Potential development of the Subject Site would help facilitate an opportunity for LBC to meet any future starter home requirements likely to be directed from central Government following adoption of The Bill. There is capacity for the Subject Site to support 2 to 4 storey developments and therefore complement the existing surrounds recognised in part (a) of Policy DM 40.2 of the Subject Document. In keeping with part (c) of Policy DM 40.2, there is scope to incorporate pedestrian and cycle permeability between Reedham Station and Brighton Road, which unlike a primary school use would provide 'casual surveillance' throughout the day. There is additionally the potential to revive mixed uses on the Brighton Road frontage thereby upholding part (d) of policy DM 40.2, which seeks to enhance the character and vitality of the suburban area. The site is partially subject to a Network Rail Exclusion Zone. However this only affects a minor part of the Subject Site and it will not prevent future development. As maintained throughout this representation, the development of the site for mixed uses would assist the LBC in meeting its need for new housing. However an assessment to permit the Subject Site to be developed for alternative uses may not be undertaken until as late as 2021. Restricting the potential redevelopment of the Subject Site for a further six years would lead to

stagnation and a blight on its potential while the uncertainty could be detrimental to the local community. The Subject Site comprises a developed area on brownfield land. Local bus links directly in front of the Subject Site allow easy access to wider public transport links at Purley and Easy Croydon. The Subject Site is prime for mixed uses development and would provide strengthened economic development. It is our view that mixed uses would improve the existing underused Subject Site and present a tremendous opportunity to create a range of high quality, well designed commercial uses, houses and apartments with associated amenities that create a desirable standard of living.

2982/01/012/DM40.4/O	Mrs Jeanne Driscoll	Object	DM40.4 490	I wish to add my objections made on this document by our local M.P. Chris Philp.	No change	This comment has not been substantiated so no changes can be made.
3162/01/012/DM40.4/O	Mr Joe Toner	Object	DM40.4 490	I would like to voice my object to the following plan DM40.4.	No change	The objection is not substantiated, (no reason given), so the Council is unable to respond.

3275/01/006/DM40.4/O	Suzanne Connor	Object	DM40.4 490	<p>With reference to the Local Plan which has been proposed, please note my objection to the following policies:</p> <ul style="list-style-type: none"> <li>&gt;</li> <li>&gt; Garden Grabbing</li> <li>&gt; Policy DM2</li> <li>&gt;</li> <li>&gt; Purley Skyscraper authorisation</li> <li>&gt; Policy DM40.1</li> <li>&gt;</li> <li>&gt; Purley Pool</li> <li>&gt; Policy 40.4, Table 11.3, Site 30</li> <li>&gt;</li> <li>&gt; Purley Parking</li> <li>&gt; Policy 40.4, Table 11.3,</li> <li>&gt;</li> <li>&gt; Sanderstead "Lidl" Site</li> <li>&gt; Policy DM41.3, Table 11.14, site 306</li> <li>&gt;</li> <li>&gt; Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens</li> <li>&gt; Policy DM44.2, Table 11.17, site 661</li> <li>&gt;</li> <li>&gt; Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation</li> <li>&gt; The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662</li> <li>&gt;</li> <li>&gt; Lack of Parking in new developments</li> <li>&gt; Policy DM28</li> <li>&gt;</li> <li>&gt; More Protection; Less "Intensification"</li> <li>&gt; Policy DM31.4</li> </ul>	No change	This site is a private car park that serves a gym. It is the only identified site for a primary school in an area of the borough with a need for more primary school places.
3322/01/011/DM40.4/O	Mr Richard Driverr	Object	DM40.4 490	I should like to make it known that I object to this which is included in the recently published Local Plan.	No change	There is insufficient information to consider this comment further.
3430/01/007/DM40.4/O	Mr Donald Speakman	Object	Soundness - Effective DM40.4 490	Site 490: I would prefer to see this site expanded to include properties 1-19 Old Lodge Lane, possibly also up to railway bridge. The enlarged site could then be used for new leisure centre to include 25M pool and associated parking, as well as new primary school. If school is not required, then still build leisure centre with parking facility, open it before old one (site 30) closes, and use rest of site 490 for residential.	No change	The sites at 1-19 Old Lodge Lane is in different ownership meaning there would be land assembly issues making the site difficult to deliver. As an out of centre site it is not a preferred location for a leisure centre.
3577/01/013/DM40.4/O	Mr Peter West	Object	DM40.4 490	I object to Policy 40.4 table 11.3 - All of the above are unacceptable to me as a Sanderstead resident for the last 25 years. We need space and sensible development that compliments the environment. I totally agree with all the point that our member of Parliament has suggested.	No change	This allocation sets out that a primary school is acceptable in principle. Any planning application for this site will be assessed against the Local Plan planning policies, which include an assessment on the local environment and character.

4117/01/021/DM40.4/O	Cllr S Brew	Object		DM40.4 490	Site 490: I would prefer to see this site expanded to include properties 1-19 Old Lodge Lane, possibly also up to railway bridge. The enlarged site could then be used for new leisure centre to include 25M pool and associated parking, as well as new primary school. If school is not required, then still build leisure centre with parking facility, open it before old one (site 30) closes, and use rest of site 490 for residential.		No change	The sites at 1-19 Old Lodge Lane is in different ownership meaning there would be land assembly issues making the site difficult to deliver. As an out of centre site it is not a preferred location for a leisure centre.
2982/01/013/DM40.4/O	Mrs Jeanne Driscoll	Object		DM40.4 495	I wish to add my objections made on this document by our local M.P. Chris Philp.		No change	This comment has not been substantiated so no changes can be made.
3162/01/013/DM40.4/O	Mr Joe Toner	Object		DM40.4 495	I would like to voice my object to the following plan DM40.4.		No change	The objection is not substantiated, (no reason given), so the Council is unable to respond.
3322/01/012/DM40.4/O	Mr Richard Driverr	Object		DM40.4 495	I should like to make it known that I object to this which is included in the recently published Local Plan.		No change	There is insufficient information to consider this comment further.
3577/01/014/DM40.4/O	Mr Peter West	Object		DM40.4 495	I object to Policy 40.4 table 11.3 - All of the above are unacceptable to me as a Sanderstead resident for the last 25 years. We need space and sensible development that compliments the environment. I totally agree with all the point that our member of Parliament has suggested.		No change	This allocation sets out that residential development is acceptable in principle. Any planning application for this site will be assessed against the Local Plan planning policies, which include an assessment on the local environment and character.
0092/02/015/DM40.4/O	<i>Riddlesdown Residents Associatio</i>	Object		DM40.4 61	The car park at 54-58 Whytecliffe Road South is being re-designated as residential. Given the parking problems in Purley town centre, any new scheme should have at least as many public parking spaces as the current car park. This in turn could add additional parking issues in the streets close to Riddlesdown station, as an alternative for commuters to park.	The site should retain as many car parking spaces as there are now.	Change	Any development will require the retention of some of the existing parking spaces.
0117/02/003/DM40.4/O	Mr Richard Applebee	Object	Soundness - Justified	DM40.4 61	The Council seems to have no clear cut policy to accommodate commuter parking. Development of the car park in Whytecliffe Road would remove parking access to Purley Station and create further problems with parking in residential roads.		Change	Any development will require the retention of some of the existing parking spaces.
0145/02/002/DM40.4/O	Mr Bill Tubb	Object		DM40.4 61	Also the existing multi storey car park should be raised by at least another three stories to keep pace with the parking requirement in this part of the Borough.		Change	Any development will require the retention of some of the existing parking spaces.

0185/02/003/DM40.4/C	Mrs Valerie Hunter			DM40.4 61	<p>Car Parking</p> <p>Keeping a car park of substantial size is also essential for the survival of Purley shops. The chance is getting a space in the few on-street places available is unlikely.</p> <p>Many people do not live near a bus stop, have mobility problems, or several young children, and cannot use a bus - or even need to go to Purley Hospital with its many increased clinics etc but limited parking.</p> <p>A nearby car park is essential.</p> <p>Therefore both Purley Pool and car park should be kept open - and MUST be part of any future development.</p>	Change	Any development will require the retention of some of the existing parking spaces.
0320/01/026/DM40.4/O	Mr Tarsem Flora <i>Flora Associates</i>	Object		DM40.4 61	<p>Car Park - 54 -58 Whytecliff Road South-PWRA accepts the policy to redevelop this site into housing but wish to stress that the existing parking provision is not significantly reduced.</p>	Change	Any development will require the retention of some of the existing parking spaces.
1788/01/004/DM40.4/O	Alice Desira	Object	Soundness - Effective	DM40.4 61	<p>Policy 40.4, Table 11.3, Site 61 (p168). This car park at 54-58 Whytecliffe Road South is being re-designated as residential. It is bad enough trying to find parking in Purley without getting rid of the multi-storey car park. When the red-route was introduced in Purley most of the shops went out of business.</p> <p>Thankfully the council introduced the half hour free parking bays and Purley has started to see new shops opening and surviving, however there are not enough parking bays and people use the multi-storey car park when the bays are full. If you remove the multi-storey car park then people will just go elsewhere as you will revert back to the problem of people not being able to park and going elsewhere.</p>	Change	Any development will require the retention of some of the existing parking spaces.

1797/01/005/DM40.4/O	Andrea Telman	Object		DM40.4 61	I totally disagree to the following planning applications which would spoil the character of our local environment and threaten our green belt. I choose to live in an area that is peaceful and quiet and resent the changes that are being forced upon me. In the spirit of true democracy I wish to make clear my objection to the following developments - Policy DM2 (p18);Policy DM40.1 (p166); Policy 40.4, Table 11.3, Site 30 (p168) ; Policy 40.4, Table 11.3, Site 61 (p168). ;Policy DM41.3, Table 11.14, site 306 (p171); Policy DM44.2, Table 11.17, site 661 (p179). ; Policy DM44.2, Table 11.17, site 662 (p179); Policy DM28 (p115-116); Policy DM35, Table 11.8, Site 945 (p146); and Policy DM31.4 (p126)		Change	Any development will require the retention of some of the existing parking spaces.
1800/01/004/DM40.4/O	Carly Litchfield	Object		DM40.4 61	Any new scheme should have at least as many public car parking spaces as the current car park.		Change	Any development will require the retention of some of the existing parking spaces.
1829/01/004/DM40.4/O	Christine Cafferkey	Object	Soundness - Effective	DM40.4 61	Policy 40.4, Table 11.3, Site 61 (p168). This car park at 54-58 Whytecliffe Road South is being re-designated as residential.	Given the parking problems in Purley town centre, any new scheme should have at least as many public parking spaces as the current car park.	Change	Any development will require the retention of some of the existing parking spaces.
1843/01/004/DM40.4/O	Mrs A L Winkley	Object		DM40.4 61	I object to Policy 40.4 table 11.3, site 61.		Change	Any development will require the retention of some of the existing parking spaces.
1853/01/004/DM40.4/O	Brian Matthews	Object		DM40.4 61	Policy 40.4, Table 11.3, Site 61 (p168). Given the parking problems in Purley town centre, any new scheme should have at least as many public parking spaces as the current car park.		Change	Any development will require the retention of some of the existing parking spaces.
1856/01/004/DM40.4/C	Chris Sleight			DM40.4 61	You are re-designating a vital commuter car park as residential?? Haven't you seen what damage closing a major car park can do to a town centre from the damage done in Coulsdon to local businesses from the closure of the Lion Green Road Car park? If the site at 54-58 Whytecliffe Road South is to be re-classified as residential, any redevelopment MUST specify that the number of public parking spaces cannot be reduced		Change	Any development will require the retention of some of the existing parking spaces.
1886/01/005/DM40.4/C	David Smith			DM40.4 61	Policy 40.4, Table 11.3, Site 61 states that the car park at 54-58 Whytecliffe Road South is being re-designated as residential. Given the parking problems in Purley town centre, any new scheme should have at least as many public parking spaces as the current car park.	Given the parking problems in Purley town centre, any new scheme should have at least as many public parking spaces as the current car park.	Change	Any development will require the retention of some of the existing parking spaces.

1886/01/004/DM40.4/O	David Smith	Object	DM40.4 61	Policy 40.4, Table 11.3, Site 61 states that the car park at 54-58 Whytecliffe Road South is being re-designated as residential. Given the parking problems in Purley town centre, any new scheme should have at least as many public parking spaces as the current car park.	Given the parking problems in Purley town centre, any new scheme should have at least as many public parking spaces as the current car park.	Change	Any development will require the retention of some of the existing parking spaces.
1887/01/004/DM40.4/O	David Osland	Object	DM40.4 61	Policy 40.4, Table 11.3, Site 61 (p168). This car park at 54-58 Whytecliffe Road South is being re-designated as residential. Given the parking problems in Purley town centre, any new scheme should have at least as many public parking spaces as the current car park. I totally and strongly oppose this proposal unless it includes public parking for no smaller capacity than now.		Change	Any development will require the retention of some of the existing parking spaces.
1894/01/004/DM40.4/O	Mr & Mrs Derek & Sue Reeves	Object	DM40.4 61	We would make the following objections to the proposed Draft Local Plan which is a poorly disguised attack on the southern part of the Borough  Policy DM40.4, table 11.3 Site 61		Change	Any development will require the retention of some of the existing parking spaces.
1900/01/004/DM40.4/O	Dr S Mohiud-din	Object	DM40.4 61	Purley Parking  Policy 40.4, Table 11.3, Site 61 (p168). This car park at 54-58 Whytecliffe Road South is being re-designated as residential. Given the parking problems in Purley town centre, any new scheme should have at least as many public parking spaces as the current car park.		Change	Any development will require the retention of some of the existing parking spaces.
1903/01/002/DM40.4/O	Edgar Fielding	Object	DM40.4 61	There is little enough parking in Purley at the present time and especially now on the reduced High Street facility and around the Station. What parking there is totally controlled so the Council should consider carefully the closing of the public Whytecliffe Road Car Park.	The car park should not be closed.	Change	Any development will require the retention of some of the existing parking spaces.
1916/01/004/DM40.4/C	Andrew Hird	Comment	DM40.4 61	Policy 40.4, Table 11.3, Site 61 (p168). This car park at 54-58 Whytecliffe Road South is being re-designated as residential. Given the parking problems in Purley town centre, any new scheme should have at least as many public parking spaces as the current car park.	Given the parking problems in Purley town centre, any new scheme should have at least as many public parking spaces as the current car park.	Change	Any development will require the retention of some of the existing parking spaces.

1926/01/003/DM40.4/O	Councillor Luke Clancy	Object	Soundness - Effective	DM40.4 61	The provision of sensible parking options is essential for improving traffic flow and encouraging use of local businesses. Not providing parking does not stop people owning or using cars. I am concerned that under Policy 40.4, Table 11.3, Site 61 vital central parking capacity will be lost.	Should the site at 54-58 Whytecliffe Road South be re-designated as residential then any new scheme must have at least as many public parking spaces as the current car park.	Change	Any development will require the retention of some of the existing parking spaces.
1926/01/038/DM40.4/C	Councillor Luke Clancy	Comment	Soundness - Effective	DM40.4 61	Site 61, Car Park, 54-58 Whytecliffe Road South. Whilst the site is re-designated as residential, any new scheme should have at least as many public parking spaces as the current car park		Change	Any development will require the retention of some of the existing parking spaces.
1951/01/004/DM40.4/C	Councillor Steve Hollands	Comment		DM40.4 61	Policy 40.4, Table 11.3, Site 61 (p168). The car park at 54-58 Whytecliffe Road South is essential to Purley. If the site is to be re-designated as residential any new scheme should have at least as many public parking spaces as the current car park.	f the site is to be re-designated as residential any new scheme should have at least as many public parking spaces as the current car park.	Change	Any development will require the retention of some of the existing parking spaces.
2056/01/022/DM40.4/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment		DM40.4 61	Site 61, Car Park, 54-58 Whytecliffe Road South. Whilst the site is re-designated as residential, any new scheme should have at least as many public parking spaces as the current car park;		Change	Any development will require the retention of some of the existing parking spaces.
2062/01/038/DM40.4/C	Councillor Jason Perry <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM40.4 61	Site 61, Car Park, 54-58 Whytecliffe Road South. Whilst the site is re-designated as residential, any new scheme should have at least as many public parking spaces as the current car park		Change	Any development will require the retention of some of the existing parking spaces.
2071/01/038/DM40.4/C	Councillor Mario Creatura <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM40.4 61	Site 61, Car Park, 54-58 Whytecliffe Road South. Whilst the site is re-designated as residential, any new scheme should have at least as many public parking spaces as the current car park		Change	Any development will require the retention of some of the existing parking spaces.
2071/01/003/DM40.4/O	Councillor Mario Creatura <i>London Borough of Croydon</i>	Object		DM40.4 61	Site 61, Car Park, 54-58 Whytecliffe Road South. Whilst the site is re-designated as residential, any new scheme should have at least as many public parking spaces as the current car park;		Change	Any development will require the retention of some of the existing parking spaces.
2093/04/001/DM40.4/O	Loraine Pond	Object		DM40.4 61	Policy 40.4, table 11.3, Site 61  This email is sent concerning the car park at 54-58 Whytecliffe Road South being re-designated as residential. I believe that a new scheme should include at least as many public parking spaces as the current car park.		Change	Any development will require the retention of some of the existing parking spaces.

2128/02/020/DM40.4/O Cllr Steve O'Connell AM

Object

DM40.4  
61

Existing parking problems in Purley Town Centre dictate that the new scheme should provide at least as many public parking spaces.

The existing number of public parking spaces should be retained.

Change

Any development will require the retention of some of the existing parking spaces.

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2177/01/021/DM40.4/C Miss Vanessa Garner  
Network Rail Infrastructure Limited

Comment Soundness - DM40.4  
Effective 61

Network Rail notes that there are a number of sites adjacent to the Railway and attach a standard response which sets out the issues that need to be considered. In particular with large new developments there is a concern about the risk of trespass and all new developments should have proper and suitable boundary fencing. The risk of greater flooding and drainage that new developments could potentially have on the Network Rail infrastructure and we would not want any increase of flooding or the increase in run off onto Railway Infrastructure.

No change

Any development proposals for the site would be subject to consultation and Network Rail would be consulted as required.

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

Future maintenance  
The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the

applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

#### Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

#### Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are

capable of falling within 3.0m of the boundary with Network Rail.

#### Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

#### Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

#### Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

#### Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling

arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

**Noise and Vibration**  
The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

**Vehicle Incursion**  
Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Network Rail strongly recommends the developer contacts [AssetProtectionsSussex@networkrail.co.uk](mailto:AssetProtectionsSussex@networkrail.co.uk) prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).

2365/01/002/DM40.4/O	Mrs Ash Lewis	Object		DM40.4 61	Policy DM40.4. Purley car park, a very valuable resource is to be re-designated as mixed residential/retail with car park. As half of the local bank and post office branches in the south of the borough have closed many of us are forced to go into Purley a lot more than we would like. Please, please make sure there is enough car parking spaces. There is certainly not enough parking on street.	Change	Any development will require the retention of some of the existing parking spaces.
2448/01/038/DM40.4/C	Andy Stranack Croydon Council	Comment	Soundness - Effective	DM40.4 61	Site 61, Car Park, 54-58 Whytecliffe Road South. Whilst the site is re-designated as residential, any new scheme should have at least as many public parking spaces as the current car park	Change	Any development will require the retention of some of the existing parking spaces.

2635/01/032/DM40.4/O	Paul Sandford <i>Bourne Society</i>	Object	DM40.4 61	61, Car Park, 54-58 Whytecliffe Road South. Whilst the site is re-designated as residential, any new scheme should have at least as many public parking spaces as the current car park	Change	Any development will require the retention of some of the existing parking spaces.
2714/01/002/DM40.4/O	Claire and Michael Shallcross	Object	DM40.4 61	In general the provision of sensible parking options is vital, both for improving traffic flow and encouraging use of local businesses and must be central to all future developments, both commercial and residential. Not providing parking does not stop people owning or using cars. In particular we are concerned that under Policy 40.4, Table 11.3, Site 61 vital central parking capacity will be lost. Should the site at 54-58 Whytecliffe Road South be re-designated as residential then any new scheme must have at least as many public parking spaces as the current car park. We understand that the current free parking in Purley town centre is to be removed - obviously the Council wants to finish off remaining businesses (possibly to build even greater numbers of skyscrapers). This is a retrograde step, and should be reversed at once. We strongly believe that just refusing to include parking within developments really does not stop a relatively large proportion of people buying and using cars. If current policies continue all streets in Purley centre and adjacent roads will just become permanent car parks for developments which don't include parking provision, making roads far less safe and clogging up traffic. We have noticed, since the parking charges in Purley Knoll were reduced, that we now have obvious commuter cars (mostly very large and expensive) using the road as very cheap parking. We are in general concerned about lack of provision of parking spaces in developments. If adequate space is incorporated, and preferably underground to retain maximum green spaces, then roads can be kept free of parked cars, particularly during busy commuting times, which will increase traffic flow, ease congestion and improve pollution and road safety.	Change	Any development will require the retention of some of the existing parking spaces.

2741/01/004/DM40.4/O	Mr Colin Dunk	Object	Soundness - Effective	DM40.4 61	There should be no net loss of public parking spaces to the town as a result of any redesignation. There is considerable pressure already on parking spaces in Purley, and proposal after proposal says nothing about maintaining the level of parking spaces, or contemplates relaxing parking place requirements of new developments. There is certainly no obvious ambition to improve the current situation. Opposed, unless the current public parking space provision in the town is guaranteed to be maintained or improved with specific, timescaled, projects.	Change	Any development will require the retention of some of the existing parking spaces.
2775/01/038/DM40.4/C	Cllr Tim Pollard <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM40.4 61	Site 61, Car Park, 54-58 Whytecliffe Road South. Whilst the site is re-designated as residential, any new scheme should have at least as many public parking spaces as the current car park	Change	Any development will require the retention of some of the existing parking spaces.
2776/01/038/DM40.4/C	Cllr Helen Pollard <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM40.4 61	Site 61, Car Park, 54-58 Whytecliffe Road South. Whilst the site is re-designated as residential, any new scheme should have at least as many public parking spaces as the current car park	Change	Any development will require the retention of some of the existing parking spaces.
2781/01/004/DM40.4/S	Graham Bass	Support		DM40.4 61	Support a major residential development on this site. I am reminded of the tall buildings being proposed for Fairfield Phase 1, flanking & masking the railway line. Given that the railway unattractively runs on an embankment, a well-designed high-rise development would be an asset to the appearance of the town. I suspect that the estimated number of homes is unduly low. A good supply of car parking would be prerequisite- at least what we have today, to facilitate rail use, plus for residents.	Welcome support	
2784/01/007/DM40.4/O	Iain Waterson	Object		DM40.4 61	If the car park at 54-58 Whytecliffe Road South is indeed re-designated as residential any new scheme should have at least as many public parking spaces as the current car park.	Change	Any development will require the retention of some of the existing parking spaces.
2789/01/002/DM40.4/S	R P Reed	Support		DM40.4 61	61- Carpark @ Whytecliffe Rd South. No objection to residential development, but it is essential that the station car park capacity is not adversely affected as Purley car parking is already minimal.	Change	Any development will require the retention of some of the existing parking spaces.

2801/01/003/DM40.4/C	Mr and Mrs Michael Somers			DM40.4 61	3.Policy 40.4 Table 11.3 site 61. Object. Parking is essential as car ownership increases and to reducing parking opportunities will drive shopper to out of town units resulting in empty high streets and loss of small shopkeepers.	Change	Any development will require the retention of some of the existing parking spaces.
2802/01/004/DM40.4/O	Jan Hanzal	Object		DM40.4 61	Table 11.13 Ref. No. 61 The report should explicitly mention that any redevelopment should not reduce the number of public parking places, in fact, acknowledge a need to increase it. Purley already has a parking problem, with residential streets especially along Brighton Road being used by commuters. Purley is an important rail junction and is highly convenient for access to London as it incorporates both mainline services and two branch lines. Increasing population and growing employment opportunities in London will create increasing demands on these facilities further out.	Change	Any development will require the retention of some of the existing parking spaces.
2812/01/038/DM40.4/C	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM40.4 61	Site 61, Car Park, 54-58 Whytecliffe Road South. Whilst the site is re-designated as residential, any new scheme should have at least as many public parking spaces as the current car park	Change	Any development will require the retention of some of the existing parking spaces.
2828/02/001/DM40.4/O	Mr Eugene Regan	Object		DM40.4 61	The car park at 54-58 Whytecliffe Road South is being re-designated as residential why? Given the parking problems in Purley town centre, any new scheme should have at least as many public parking spaces as the current car park. The surrounding areas are highly residential with poor bus services, Purley Station is very difficult to get to without a car. I oppose this change.	Change	Any development will require the retention of some of the existing parking spaces.
2829/01/038/DM40.4/C	Cllr Margaret Mead <i>Croydon Council</i>	Comment	Soundness - Effective	DM40.4 61	Site 61, Car Park, 54-58 Whytecliffe Road South. Whilst the site is re-designated as residential, any new scheme should have at least as many public parking spaces as the current car park	Change	Any development will require the retention of some of the existing parking spaces.
2834/01/003/DM40.4/O	Kathleen Tomlin	Object		DM40.4 61	If you get rid of the pool/car park in Purley, you must replace it with equal car parking spaces & better pool. If you continue in this vein, my husband & I will move out of the area, to somewhere up North, where they plan things differently!! Your loss, our gain - pity, as this should be a really nice place to live, but you are definitely spoiling it.	Change	Any development will require the retention of some of the existing parking spaces.

2841/01/025/DM40.4/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object		DM40.4 61	Site 61, Car Park, 54-58 Whytecliffe Road South. Whilst the site is re-designated as residential, any new scheme should have at least as many public parking spaces as the current car park;	Change	Any development will require the retention of some of the existing parking spaces.
2842/01/038/DM40.4/C	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM40.4 61	Site 61, Car Park, 54-58 Whytecliffe Road South. Whilst the site is re-designated as residential, any new scheme should have at least as many public parking spaces as the current car park	Change	Any development will require the retention of some of the existing parking spaces.
2850/02/004/DM40.4/O	Elizabeth Killick	Object		DM40.4 61	ANY REDEVELOPEMENT MUST HAVE CARPARKING SPACES. PEOPLE ARE NOT GOING TO STOP OWNING CARS. LET US BE REAL.	Change	Any development will require the retention of some of the existing parking spaces.
2906/03/003/DM40.4/O	Mr Gerald Smith	Object		DM40.4 61	Do you think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3? - No it remains to be seen if objections are taken into account. Do you think that the preferred approach is deliverable?- No the onus for this is on the council. Is it sustainable? See response below- If yo udesignate the car park in Whyteleafe Road as residential where are the current users going to park? Redevelop yes- but do not reduce the number of spaces for the public to use.	Change	Any development will require the retention of some of the existing parking spaces.

2970/01/005/DM40.4/O	Janet Dean	Object		DM40.4 61	<p>I understand that the following Policies will threaten our green spaces. I was born in Croydon and have lived in this area all my life (I am now 63). My parents came here from Scotland in the early 1950s. They chose this area specifically for its green spaces and it is quite unique in that facility. I spent more than 35 years in Real Estate in this area and know very well that the reason people continue to move here, is exactly for these facilities and yet remaining within easy reach of other amenities, London, the coast and airports. Of course, more housing is required but I believe the alternative suggestions to these proposals to be very valid and much more in keeping with the neighbourhood thus maintaining its attractiveness and good standard.</p> <p>These proposals are ill conceived and will change this particular neighbourhood beyond all recognition and take away that for which it is well known and valued. Please hear the voices of people like me and do NOT continue with the proposed policies set out below and which can be found in your Local Plan:</p> <p>4. Policy 40.4, Table 11.3, Site 61</p>	Change	Any development on this site will require the retention of the existing parking spaces.
2982/01/014/DM40.4/O	Mrs Jeanne Driscoll	Object		DM40.4 61	<p>I wish to add my objections made on this document by our local M.P. Chris Philp.</p>	Change	Any development will require the retention of some of the existing parking spaces.
2987/01/004/DM40.4/O	Mrs Jenny Andrews	Object	Soundness - Justified	DM40.4 61	<p>As part of your consultations, please note my objections to the following in your Local Plan:</p> <p>DM2, DM40,DM28, DM35, DM41.3, DM35, DM44.2, DM44.2 (11.17) Policy 40 (11.3), Policy 40.4 (11.3 site 61)</p>	Change	Any development will require the retention of some of the existing parking spaces.
3003/01/005/DM40.4/O	Mr John James	Object		DM40.4 61	<p>I would like to register my objection to DM 40.4 Site 61 Purley Parking</p>	Change	Any development will require the retention of some of the existing parking spaces.
3046/01/005/DM40.4/O	Stephanie Lawson	Object		DM40.4 61	<p>I object to this policy based on the existing parking problems in Purley and the fact that any new scheme should have at least as many public parking spaces as the current car park.</p>	Change	Any development will require the retention of some of the existing parking spaces.
3075/01/007/DM40.4/O	Mr Christopher Andrews	Object		DM40.4 61	<p>It is proposed to re-designate the Whytecliffe Road car park as residential. Local Government plans must not reduce parking capacity under any pretext. Car usage is essential for local prosperity.</p>	Change	Any development will require the retention of some of the existing parking spaces.

3081/01/004/DM40.4/O	Mr John Morgan	Object		DM40.4 61	Policy 40.4, Table 11.3, Site 61 (p168). This car park at 54-58 Whytecliffe Road South is being re-designated as residential. Any new development must provide the equivalent public parking.	Change	Any development will require the retention of some of the existing parking spaces.
3091/01/004/DM40.4/O	Mr Paul Gomm	Object		DM40.4 61	please note my objection to the following policy reference numbers within your current draft plan for planning & development;	Change	Any development will require the retention of some of the existing parking spaces.
3102/01/003/DM40.4/O	Mr Richard Horton	Object		DM40.4 61	2.It would appear that the long stay car park near the station is to be redeveloped with reduced car parking. This car park is the only long stay car park usable by commuters, of which there are large numbers. The designation of some spaces for the NHS has already put pressure on its capacity. Further reductions would be unreasonable.	Change	Any development will require the retention of some of the existing parking spaces.
3162/01/014/DM40.4/O	Mr Joe Toner	Object		DM40.4 61	I would like to voice my object to the following plan DM40.4.	Change	Any development will require the retention of some of the existing parking spaces.
3164/01/003/DM40.4/O	Jenny White	Object		DM40.4 61	The car park at Whytecliffe rd being re-designated as residential. There is very limited parking in Purley & this one should not go.	Change	Any development will require the retention of some of the existing parking spaces.
3185/01/004/DM40.4/O	Mr Stephen Woodward	Object		DM40.4 61	We have lived in Sanderstead for over 40 years, and have thoroughly enjoyed the areas to the south of Croydon being unspoilt. In our view these ill conceived proposals will change this area beyond recognition and take away that for which it is well known and valued. Please rethink, and do not continue with the proposed policies set out below and which can be found in your Local Plan: Policy 40.4, Table 11.3, Site 61 (p168).	Change	Any development will require the retention of some of the existing parking spaces.
3225/01/004/DM40.4/O	Sandra Dudman	Object	Soundness - Effective	DM40.4 61	4) Policy 40.4 Table 11.3 Site 61 p168 Car park on 54-58 Whytecliffe Road South proposed re- designated residential. Parking is desperately short in this area.	Change	Any development will require the retention of some of the existing parking spaces.
3234/01/005/DM40.4/O	Mr Peter Newman	Object		DM40.4 61	I specifically object to: 40.4 Whytecliffe Road car park. This rubbish strewn car park attests to another council failure to enforce proper standards of tidiness in the borough. Jeremy Paxman is not the only one depressed by our disgusting streets. Any development should duplicate the existing parking facilities and give respite to hard pressed local residents whose streets are parked out (both legally and illegally) by commuters on a daily basis.	Change	Any development will require the retention of some of the existing parking spaces.

3260/01/004/DM40.4/O	Wayne Starr	Object		DM40.4 61	Purley Parking. As above the parking facility should be maintained and improved for residents that find public transport impractical. The capacity should as a minimum be maintained for the use of all residents many of whom do not live on a public transport route or who find it impractical to use.	Change	Any development will require the retention of some of the existing parking spaces.
3275/01/004/DM40.4/O	Suzanne Connor	Object		DM40.4 61	With reference to the Local Plan which has been proposed, please note my objection to the following policies: > > Garden Grabbing > Policy DM2 > > Purley Skyscraper authorisation > Policy DM40.1 > > Purley Pool > Policy 40.4, Table 11.3, Site 30 > > Purley Parking > Policy 40.4, Table 11.3, > > Sanderstead "Lidl" Site > Policy DM41.3, Table 11.14, site 306 > > Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens > Policy DM44.2, Table 11.17, site 661 > > Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation > The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 > > Lack of Parking in new developments > Policy DM28 > > More Protection; Less "Intensification" > Policy DM31.4	Change	Any development will require the retention of some of the existing parking spaces.
3281/01/003/DM40.4/O	Mr William Wheeler	Object		DM40.4 61	Any new leisure centre should include a swimming pool and should also retain the present number of parking spaces as at present because of the problem of parking in Purley.	Change	Any development will require the retention of some of the existing parking spaces.
3316/01/004/DM40.4/O	Mr David Dudman	Object	Soundness - Effective	DM40.4 61	4) Policy 40.4 Table 11.3 Site 61 p168 Car park on 54-58 Whytecliffe Road South proposed re- designated residential. Parking is desperately short in this area.	Change	Any development will require the retention of some of the existing parking spaces.

3319/01/003/DM40.4/O	Mr Ron Thomas	Object	Soundness - Effective	DM40.4 61	I object to the following ridiculous proposals...  Policy 40.4, Table 11.3, Site 61 (p168) This car park is so useful - we need it.	Change	Any development will require the retention of some of the existing parking spaces.
3322/01/013/DM40.4/O	Mr Richard Driverr	Object		DM40.4 61	I should like to make it known that I object to this which is included in the recently published Local Plan.	Change	Any development will require the retention of some of the existing parking spaces.
3347/01/009/DM40.4/O	Mr Richard Veldeman	Object		DM40.4 61	Policy 40.4, Table 11.3, Site 61 (p168). This car park at 54-58 Whytecliffe Road South is being re-designated as residential. Given the parking problems in Purley town centre, any new scheme should have at least as many public parking spaces as the current car park.	Change	Any development will require the retention of some of the existing parking spaces.
3415/01/006/DM40.4/O	Ms C Soroczynski	Object		DM40.4 61	Please note my objections to planning Policy 40.4, Table 11.3, Site 61	Change	Any development will require the retention of some of the existing parking spaces.
3430/01/004/DM40.4/O	Mr Donald Speakman	Object	Soundness - Effective	DM40.4 61	Site 61: Public car parking should be retained at present capacity. There is scope here for major development of 4-6 storeys, well set back from road, and partially used to mask elevated railway, similar to current Fairfield Halls design phase 1.	Change	Any development will require the retention of some of the existing parking spaces.
3460/01/003/DM40.4/O	Mr & Mrs Batki-Braun	Object	Soundness - Justified	DM40.4 61	DM 40.4 Site 61 It is important to maintain the parking capacity of the car park which is extremely popular. Purley requires parking to maintain its commercial centre, to visit Purley Hospital and the numerous small shops in town. Lack of parking will destroy, rather than improve our town and reduce employment and the livelihood of small shopkeepers and specialist service providers.	Change	Any development will require the retention of some of the existing parking spaces.
3474/01/016/DM40.4/O	Mr Dennis King <i>Sanderstead Residents' Associatio</i>	Object	Soundness - Justified	DM40.4 61	Car Parking in Purley the severe loss of car parking spaces to the 16 storey tower will generate severe street parking across the Purley centre, made worse by the policy to close the car park in Wycliffe Road car park which is close to main line Purley Station and the shopping area.	Change	Any development will require the retention of some of the existing parking spaces.
3515/01/003/DM40.4/O	Rosemary Wiseman	Object		DM40.4 61	The car park is a disgrace - lifts no longer working, and I have seen evidence of drug taking, heavy drinking and the smell of urine is atrocious - particularly in the mezzanine well between ground and first floor. I do not feel safe using it. Parking in Purley is difficult. Spaces have been reduced in the High Street - two in particular replaced with concrete monstrosities supposed to be seats. More short term parking is urgently required.	Change	Any development will require the retention of some of the existing parking spaces.

3559/01/004/DM40.4/O	Mr Michael Southwell	Object	DM40.4 61	Regarding the draft local plan I make the following objection- Purley Parking.Following the leasing by the Council to the NHS of part of the Multi storey Car park owned by the Council opposite Purley railway station this car park is usually full after the morning rush hour.The only car park with spaces at present is in Whytecliffe road nearby.To therefore make this residential as is proposed is therefore ridiculous.	Change	Any development will require the retention of some of the existing parking spaces.
3561/01/004/DM40.4/O	Linda Hione	Object	DM40.4 61	Purley Parking Policy 40.4, Table 11.3, Site 61 (p168). This car park at 54-58 Whytecliffe Road South is being re-designated as residential. Given the parking problems in Purley town centre, any new scheme should have at least as many public parking spaces as the current car park if not more.	Change	Any development will require the retention of some of the existing parking spaces.
3571/01/004/DM40.4/O	Mr & Mrs Hewitt	Object	DM40.4 61	Policy 40.4, Table 11.3, Site 61 (p168) This car park at 54-58 Whytecliffe Road South is being re-designated as residential. Given the parking problems in Purley town centre, any new scheme should have at least as many public parking spaces as the current car park.	Change	Any development will require the retention of some of the existing parking spaces.
3577/01/015/DM40.4/O	Mr Peter West	Object	DM40.4 61	I object to Policy 40.4 table 11.3 - All of the above are unacceptable to me as a Sanderstead resident for the last 25 years. We need space and sensible development that compliments the environment. I totally agree with all the point that our member of Parliament has suggested.	Change	Any development will require the retention of some of the existing parking spaces.
3584/01/004/DM40.4/O	Mrs Margaret Lawless	Object	DM40.4 61	I list below the relevant policy References to which I object: 40.4 Table 11.3 Site 61 (p168)	No change	No changes can be made as the result of this comment as it not detailed enough to determine what is being objected to.
3588/01/004/DM40.4/O	Mr Nigel Jones	Object	DM40.4 61	Table 11.13 Ref 61 significantly reduces the area's parking capability (as has been done in Coulsdon). This will lead to illegal and dangerous parking and / or further encroachment into residential roads for commuter parking.	Change	Any development will require the retention of some of the existing parking spaces.

3592/01/003/DM40.4/O	Nicola Shipp	Object		DM40.4 61	As a resident of Croydon all my life, I wish to register my opposition to the following "plans".... DM 40. 4 SITE 61Purley Parking, The car park is a necessity in Purley. I volunteer at the Cats Protection Shop in Purley High Street, every Saturday after working full time all week. Car parking is of a premium in all of Purley. Tesco's car park has a time restriction and the station is very busy	Change	Any development will require the retention of some of the existing parking spaces.
3699/01/038/DM40.4/C	Cllr J Cummings	Comment	Soundness - Effective	DM40.4 61	Site 61, Car Park, 54-58 Whytecliffe Road South. Whilst the site is re-designated as residential, any new scheme should have at least as many public parking spaces as the current car park	Change	Any development will require the retention of some of the existing parking spaces.
3708/01/005/DM40.4/O	Mrs J McDonald	Object		DM40.4 61	This car park at 54-58 Whytecliffe Road South is being re-designated as residential. Given the parking problems in Purley town centre, any new scheme should have at least as many public parking spaces as the current car park.	Change	Any development will require the retention of some of the existing parking spaces.
3734/01/004/DM40.4/O	Mr & Mrs Mott	Object		DM40.4 61	I object to this site allocation.	Change	Any development will require the retention of some of the existing parking spaces.
3750/01/005/DM40.4/O	Mrs Anne Turner	Object		DM40.4 61	I would like to put in writing my objections to the following local plans:  I would like to put in writing my objections to the following local plans: I am listing the relevant Policy Numbers: 4. 40.4 Table 11.3 site 61 Purley Parking	Change	Any development will require the retention of some of the existing parking spaces.
3779/01/005/DM40.4/O	Mr Andrew Frazer	Object		DM40.4 61	Policy 40.4 Purley Parking. This is an issue already and it would be unwise to remove any parking facilities to allow further developments. If this happens additional parking must be found.	Change	Any development will require the retention of some of the existing parking spaces.
3794/01/004/DM40.4/O	Mr Thomas Lawson	Object		DM40.4 61	I object to this policy based on the existing parking problems in Purley and the fact that any new scheme should have at least as many public parking spaces as the current car park.	Change	Any development will require the retention of some of the existing parking spaces.
3795/01/005/DM40.4/O	Mr Tony Connor	Object		DM40.4 61	With reference to the Local Plan which has been proposed, please note my objection to the following policies: Purley Parking Policy 40.4, Table 11.3,	Change	Any development will require the retention of some of the existing parking spaces.

3796/01/004/DM40.4/O	Mr Tony Sales	Object	DM40.4 61	I am emailing to record my objection to the following policies within the 'Local Plan'.	Change	Any development will require the retention of some of the existing parking spaces.
3804/01/039/DM40.4/C	Cllr L Hale <i>London Borough of Croydon</i>	Comment	DM40.4 61	Site 61, Car Park, 54-58 Whytecliffe Road South. Whilst the site is re-designated as residential, any new scheme should have at least as many public parking spaces as the current car park	Change	Any development will require the retention of some of the existing parking spaces.
3807/01/004/DM40.4/O	Mr Geoff Bell	Object	DM40.4 61	Parking is tight and difficult already. There are significant numbers of elderly people in Purley and Coulsdon, while everyone doing significant amounts of shopping also needs transport. The loss of the Lion Green car park has caused serious parking issues in Coulsdon. These problems must be addressed for the town centres to remain viable - we need more parking spaces, not less.	Change	Any development will require the retention of some of the existing parking spaces.
3810/01/004/DM40.4/O	Joan Sabatini	Object	DM40.4 61	This car park in Whytecliffe Road South is always 'well patronised' i.e.. often FULL. Any new scheme should have, at least, as many equivalent parking spaces.	Change	Any development will require the retention of some of the existing parking spaces.
3812/01/004/DM40.4/O	Mr Peter Spragg	Object	DM40.4 61	Policy 40.4, Table 11.3, Site 61 (p168). The car park at 54-58 Whytecliffe Road South is to be re-designated as residential. Given the current minimal car parking spaces within Purley town centre, any new scheme should have at least as many public parking spaces as the current car park.	Change	Any development will require the retention of some of the existing parking spaces.
3813/01/004/DM40.4/O	Mr Brandon Hannan	Object	DM40.4 61	Policy 40.4, Table 11.3, Site 61 (p168). This car park at 54-58 Whytecliffe Road South is being re-designated as residential. Given the parking problems in Purley town centre, any new scheme should have at least as many public parking spaces as the current car park	Change	Any development will require the retention of some of the existing parking spaces.
3814/01/005/DM40.4/O	Mr Jon Adams	Object	DM40.4 61	Policy 40.4, Table 11.3, Site 61 (p168). The car park at 54-58 Whytecliffe Road South is being re-designated as residential. Given the parking problems in Purley town centre, any new scheme should have at least as many public parking spaces as the current car parking provision.	Change	Any development will require the retention of some of the existing parking spaces.

3816/01/003/DM40.4/O	Lorraine Oakley	Object	DM40.4 61	Policy 40.4, Table 11.3, Site 61 I object to the removing of the much need parking facility in 54-58 Whytecliffe Road South, there is insufficient parking in Purley considering it has a busy station and many restaurants and shops. This parking space should remain and I object to the idea of designating it as residential.	Change	Any development will require the retention of some of the existing parking spaces.
3837/01/007/DM40.4/O	Mr & Mrs Hooper	Object	DM40.4 61	Policy 40.4, table 11.3 Site 61. I strongly object to the proposal to re-designate the car park at 54-58 Whytecliffe Road South as residential. It once again seems to be the objective of the planners to increase congestion. Purley needs more not less car parking.	Change	Any development will require the retention of some of the existing parking spaces.
3849/01/005/DM40.4/O	Maureen Messett	Object	DM40.4 61	I sincerely hope that my objections will be noted. I have lived in this borough for many many years and I hate seeing it gradually destroyed.	Change	Any development will require the retention of some of the existing parking spaces.
3864/01/004/DM40.4/O	Pauline Morgan	Object	DM40.4 61	Policy 40.4, Table 11.3, Site 61 (p168). This car park at 54-58 Whytecliffe Road South is being re-designated as residential. Any new development must provide the equivalent public parking.	Change	Any development will require the retention of some of the existing parking spaces.
3896/01/011/DM40.4/O	Mr M Veldeman	Object	DM40.4 61	Purley needs parking. A car park is required. People use cars and this will not change. Forcing cars out of the area will make all local businesses suffer and quite possibly fold as people will continue to use their cars and simply go somewhere more welcoming. Therefore losing the car park would be detrimental to people and to the environment as people will be driving further.	Change	Any development will require the retention of some of the existing parking spaces.
3897/01/029/DM40.4/O	Cllr M Neal	Object	DM40.4 61	Site 61, Car Park, 54-58 Whytecliffe Road South. Whilst the site is re-designated as residential, any new scheme should have at least as many public parking spaces as the current car park;	Change	Any development will require the retention of some of the existing parking spaces.
3940/01/004/DM40.4/O	Shirley Shephard	Object	DM40.4 61	Policy 40.4, Table 11.3, Site 61 (p168). This car park at 54-58 Whytecliffe Road South is being re-designated as residential. Given the parking problems in Purley town centre, any new scheme should have at least as many public parking spaces as the current car park.	Change	Any development will require the retention of some of the existing parking spaces.
3941/01/004/DM40.4/O	Mr Frances Sell	Object	DM40.4 61	If the car park is redesignated an equal number of car spaces should be provided. Purley town centre demands this.	Change	Any development will require the retention of some of the existing parking spaces.

4032/01/005/DM40.4/O	Ms S Lawson	Object		DM40.4 61	I object to this policy based on the existing parking problems in Purley and the fact that any new scheme should have at least as many public parking spaces as the current car park.	Change	Any development will require the retention of some of the existing parking spaces.
4050/01/004/DM40.4/O	Jenny White	Object		DM40.4 61	Purley Parking Policy 40.4  Any new development should maintain the existing no. of car parking spaces	Change	Any development will require the retention of some of the existing parking spaces.
4078/01/005/DM40.4/O	Mr & Mrs Belsey	Object		DM40.4 61	If Whytecliffe Road South car park is built on, there must be the same number of car park spaces or more made in Purley, as parking is already a problem and will get worse when more building occurs	Change	Any development will require the retention of some of the existing parking spaces.
4085/01/005/DM40.4/O	Mrs Shelley Chatter-Singh	Object		DM40.4 61	I would like to officially put forward to you my strong objection to some of the policies that you are proposing within Croydon. My objections are particularly directed to the following policies: 40.4 table 11.3, site 61. Parking in purley is vital if we are to encourage people to use the local facilities.	Change	Any development will require the retention of some of the existing parking spaces.
4095/01/004/DM40.4/O	Vaughan Pomeroy	Object		DM40.4 61	Car parking requirements may change with time, hopefully reducing if we can break the dependence on the car. However, there is clearly not sufficient provision near to shopping parades now and some of the proposals involve changing the use of existing parking facilities, such as the Whytecliffe Road car park close to Purley Station. On road parking near to Sanderstead and Purley Oaks stations is creating dangerous driving conditions and somehow the Council must address this situation. More parking is clearly needed, and there is a clear aversion to paying for it, hence the on road parking. I would hope that wherever car parks are subject of a change of use the available public car parking will be maintained or increased. I did not see any reference to the provision of charging points for electric cars but with the sustainability theme present I would hope that such facilities are incorporated.	Change	Any development will require the retention of some of the existing parking spaces.
4108/01/004/DM40.4/O	The Chudasama Family	Object	Soundness - Justified	DM40.4 61	Policy 40.4, Table 11.3, Site 61 (p168). – We have severe parking problems in Purley town centre, any new proposed scheme should have at least as many public parking spaces as the current car park.	Change	Any development will require the retention of some of the existing parking spaces.

4117/01/018/DM40.4/O	Cllr S Brew	Object		DM40.4 61	Site 61: Public car parking should be retained at present capacity. There is scope here for major development of 4-6 storeys, well set back from road, and partially used to mask elevated railway, similar to current Fairfield Halls design phase 1.	Change	Any development will require the retention of some of the existing parking spaces.
4125/01/038/DM40.4/C	Councillor M Fisher	Comment	Soundness - Effective	DM40.4 61	Site 61, Car Park, 54-58 Whytecliffe Road South. Whilst the site is re-designated as residential, any new scheme should have at least as many public parking spaces as the current car park	Change	Any development will require the retention of some of the existing parking spaces.
4411/01/003/DM40.4/O	Maurice Brennan	Object		DM40.4 61	3.I strongly object to the inclusion of: Policy 40.4, Table 11.3, Site 61 (p168). Purley should NOT be loosing public parking spaces	Change	Any development will require the retention of some of the existing parking spaces.
2982/01/015/DM40.4/O	Mrs Jeanne Driscoll	Object		DM40.4 66	I wish to add my objections made on this document by our local M.P. Chris Philp.	No change	This comment has not been substantiated so no changes can be made.
3162/01/015/DM40.4/O	Mr Joe Toner	Object		DM40.4 66	I would like to voice my object to the following plan DM40.4.	No change	The objection is not substantiated, (no reason given), so the Council is unable to respond.
3322/01/014/DM40.4/O	Mr Richard Driverr	Object		DM40.4 66	I should like to make it known that I object to this which is included in the recently published Local Plan.	No change	There is insufficient information to consider this comment further.
3577/01/016/DM40.4/O	Mr Peter West	Object		DM40.4 66	I object to Policy 40.4 table 11.3 - All of the above are unacceptable to me as a Sanderstead resident for the last 25 years. We need space and sensible development that compliments the environment. I totally agree with all the point that our member of Parliament has suggested.	No change	This allocation sets out that residential development is acceptable in principle. Any planning application for this site will be assessed against the Local Plan planning policies, which include an assessment on the local environment and character.
0117/02/002/DM40.4/O	Mr Richard Applebee	Object	Soundness - Justified	DM40.4 683	I see that the existing car parks in Purely are also under threat from development. The revamped Purley hospital now includes the Keston Medical Practice and the hospital has totally inadequate parking facilities. This is alleviated by the availability of the car park in Russell Hill Place, and if this is removed by development, it will create severe problems for the elderly and those with young children.	No change	The allocation requires the provision of a public car park.
2781/01/008/DM40.4/C	Graham Bass	Comment		DM40.4 683	A highly desirable development. It is currently a mess that massively lets Purley down- waste ground, scruffy workshops that overflow onto road & footpath, badly maintained car park, a bottle neck. The proposals of a few years ago. with two levels of car parking cut into the slope, a good starting point	No change	Comment is noted.

2982/01/016/DM40.4/O	Mrs Jeanne Driscoll	Object		DM40.4 683	I wish to add my objections made on this document by our local M.P. Chris Philp.	No change	This comment has not been substantiated so no changes can be made.
3162/01/016/DM40.4/O	Mr Joe Toner	Object		DM40.4 683	I would like to voice my object to the following plan DM40.4.	No change	The objection is not substantiated, (no reason given), so the Council is unable to respond.
3275/01/005/DM40.4/O	Suzanne Connor	Object		DM40.4 683	With reference to the Local Plan which has been proposed, please note my objection to the following policies: > > Garden Grabbing > Policy DM2 > > Purley Skyscraper authorisation > Policy DM40.1 > > Purley Pool > Policy 40.4, Table 11.3, Site 30 > > Purley Parking > Policy 40.4, Table 11.3, > > Sanderstead "Lidl" Site > Policy DM41.3, Table 11.14, site 306 > > Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens > Policy DM44.2, Table 11.17, site 661 > > Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation > The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 > > Lack of Parking in new developments > Policy DM28 > > More Protection; Less "Intensification" > Policy DM31.4	No change	Public car parking will be provided as part of any redevelopment of this site.
3322/01/015/DM40.4/O	Mr Richard Driverr	Object		DM40.4 683	I should like to make it known that I object to this which is included in the recently published Local Plan.	No change	There is insufficient information to consider this comment further.
3430/01/008/DM40.4/O	Mr Donald Speakman	Object	Soundness - Effective	DM40.4 683	Site 683: Public car parking should be retained at present capacity, regardless of other development on this site.	No change	Policy DM28 has been amended to ensure that developments that propose the loss of car parking first demonstrate that there is no need for the car parking that is being lost.

3577/01/017/DM40.4/O	Mr Peter West	Object	DM40.4 683	I object to Policy 40.4 table 11.3 - All of the above are unacceptable to me as a Sanderstead resident for the last 25 years. We need space and sensible development that compliments the environment. I totally agree with all the point that our member of Parliament has suggested.	No change	This allocation sets out that residential development is acceptable in principle. Any planning application for this site will be assessed against the Local Plan planning policies, which include an assessment on the local environment and character.
4117/01/022/DM40.4/O	Cllr S Brew	Object	DM40.4 683	Site 683: Public car parking should be retained at present capacity, regardless of other development on this site.	No change	The allocation requires the reprovision of the public car park.

2177/01/025/DM40.4/C Miss Vanessa Garner  
Network Rail Infrastructure Limited

Comment Soundness - DM40.4  
Effective A168

Network Rail notes that there are a number of sites adjacent to the Railway and attach a standard response which sets out the issues that need to be considered. In particular with large new developments there is a concern about the risk of trespass and all new developments should have proper and suitable boundary fencing. The risk of greater flooding and drainage that new developments could potentially have on the Network Rail infrastructure and we would not want any increase of flooding or the increase in run off onto Railway Infrastructure.

No change

Any development proposals for the site would be subject to consultation and Network Rail would be consulted as required.

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

Future maintenance  
The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the

applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

#### Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

#### Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are

capable of falling within 3.0m of the boundary with Network Rail.

#### Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

#### Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

#### Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

#### Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling

arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

#### Noise and Vibration

The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

#### Vehicle Incursion

Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Network Rail strongly recommends the developer contacts [AssetProtectionsSussex@networkrail.co.uk](mailto:AssetProtectionsSussex@networkrail.co.uk) prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).

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2177/01/026/DM40.4/C Miss Vanessa Garner  
Network Rail Infrastructure Limited

Comment Soundness - DM40.4  
Effective A318

Network Rail notes that there are a number of sites adjacent to the Railway and attach a standard response which sets out the issues that need to be considered. In particular with large new developments there is a concern about the risk of trespass and all new developments should have proper and suitable boundary fencing. The risk of greater flooding and drainage that new developments could potentially have on the Network Rail infrastructure and we would not want any increase of flooding or the increase in run off onto Railway Infrastructure.

No change

Any development proposals for the site would be subject to consultation and Network Rail would be consulted as required.

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

Future maintenance  
The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the

applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

#### Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

#### Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are

capable of falling within 3.0m of the boundary with Network Rail.

#### Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

#### Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

#### Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

#### Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling

arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

#### Noise and Vibration

The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

#### Vehicle Incursion

Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Network Rail strongly recommends the developer contacts [AssetProtectionsSussex@networkrail.co.uk](mailto:AssetProtectionsSussex@networkrail.co.uk) prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).

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2177/01/027/DM40.4/C Miss Vanessa Garner  
Network Rail Infrastructure Limited

Comment Soundness - DM40.4  
Effective A324

Network Rail notes that there are a number of sites adjacent to the Railway and attach a standard response which sets out the issues that need to be considered. In particular with large new developments there is a concern about the risk of trespass and all new developments should have proper and suitable boundary fencing. The risk of greater flooding and drainage that new developments could potentially have on the Network Rail infrastructure and we would not want any increase of flooding or the increase in run off onto Railway Infrastructure.

No change

Any development proposals for the site would be subject to consultation and Network Rail would be consulted as required.

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

Future maintenance  
The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the

applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

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2177/01/024/DM40.4/C Miss Vanessa Garner  
Network Rail Infrastructure Limited

Comment Soundness - DM40.4  
Effective A63

Network Rail notes that there are a number of sites adjacent to the Railway and attach a standard response which sets out the issues that need to be considered. In particular with large new developments there is a concern about the risk of trespass and all new developments should have proper and suitable boundary fencing. The risk of greater flooding and drainage that new developments could potentially have on the Network Rail infrastructure and we would not want any increase of flooding or the increase in run off onto Railway Infrastructure.

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The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

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arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

**Noise and Vibration**  
The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

**Vehicle Incursion**  
Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Network Rail strongly recommends the developer contacts [AssetProtectionsSussex@networkrail.co.uk](mailto:AssetProtectionsSussex@networkrail.co.uk) prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).

2839/02/002/DM41.1/C	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM41.1	Whilst Sanderstead and Hamsey Green are grouped together as local centres. Sanderstead is a historic centre mentioned in the doomsday book of 1086 and warrants that note.	Welcome support	
2839/01/002/DM41.1/C	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM41.1	Whilst Sanderstead and Hamsey Green are grouped together as local centres. Sanderstead is a historic centre mentioned in the doomsday book of 1086 and warrants that note.	Welcome support	
2839/01/019/DM41.2/O	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM41.2	Concerned about intensification of both Sanderstead village and Hamsey Green. Support appropriate development (such as Ken's Autos and McCarthy & Stone application) provided in line with planning. Area that could be intensified was site of the four properties on Addington Road rather than Onslow Gardens.	No change	The policy encourages very limited intensification complementing the existing character of the local centre in Hamsey Green.

2839/02/019/DM41.2/O	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM41.2	Concerned about intensification of both Sanderstead village and Hamsey Green. Support appropriate development (such as Ken's Autos and McCarthy & Stone application) provided in line with planning. Area that could be intensified was site of the four properties on Addington Road rather than Onslow Gardens.	No change	The policy encourages very limited intensification complementing the existing character of the local centre in Hamsey Green.
1854/01/002/DM41.3/O	C Myring	Object		DM41.3	The traffic around the proposed Lidl site in Sanderstead is a concern	No change	The objection has not been substantiated in planning terms and cannot therefore be taken into consideration
2598/01/003/DM41.3/O	H A Chakera	Object	Soundness - Justified	DM41.3	I strongly object to your policies .  DM 2 DM 40 DM 40.4 DM 41.3 DM 44.2, DM 28 DM 3 DM 31.4  Local shopping parades are empty due to draconian parking charges Whitgift and Centrale are empty Office Blocks empty	No change	The Local Plan is required to allocate sites for development so it is not possible to remove this policy.

2654/01/001/DM41.3/O

Regent Land and Development Ltd

Object

DM41.3

We wish to promote 359-367 Limsfield Road for a mixed use site allocation. The Site is within the jurisdiction of LBC, in the southern part of the Borough. The boundary with Tandridge District Council is located approximately 50 metres to the south of the Site. The Site is also located within Hamsey Green Local Centre and the character of the surrounding area comprises a mix of uses, including retail /commercial uses and residential. The Site is occupied by two main buildings. The western portion of the site is currently occupied by a large unattractive two storey commercial building. We understand that this provides accommodation for Ken's Auto MOT Centre, a car wash, car showroom and gym. The eastern portion of the site is occupied by detached bungalow with a large pitched roof and its associated garden. The Site is located within Flood Zone 1 and TfL's website states that the Site has a Public Transport Accessibility Level (PTAL) 1b. The operator of the existing MOT Centre operation (Ken's Autos) has a number of other similar operations within the area and, due to market competition, is proposing to consolidate these existing operations within their surrounding retained MOT Centres. The current operations do not generate sufficient custom to meet costs and this is partly as a result of the location of the site within a predominately suburban area. The existing commercial buildings have been constructed for a bespoke purpose and are not constructed to a modern day standard and are limited in terms of its flexibility to accommodate new types of operators. We consider that this severely limits opportunities for securing an alternative commercial operator on the site, in the future. The site has physical constraints which are likely to limit its attraction for a commercial end user. This includes that the site does not form part of a larger industrial area and its proximity of existing residential properties including those which back onto the subject site from Audley Drive and Kingswood Lane. The type of commercial operator / function that would occupy this site is therefore likely to be restricted by this constraint on the basis that environmental effects (e.g. noise, dust, pollution, etc) that could have a detrimental impact upon surrounding residential amenity. It is considered that the existing buildings are not attractive and do not contribute positively to the appearance of

The site should be allocated for a mixed use scheme of residential and commercial. Change

The site will be included in the Proposed Submission draft of the Croydon Local Plan. A density range will be applied to the site of 10-22 residential units and 1-3 commercial units on the ground floor.

Hamsey Green and are not compatible with existing surrounding residential uses. We are aware that the existing LBC planning policy context seeks to resist the loss of employment uses (Policy SP3). However, we do not consider that this policy applies in this instance on the basis that the site comprises a 'sui generis' operation. Notwithstanding this, we understand that the site has been marketed for approximately 11 months (from January 2015) for industrial / warehouse uses (B use classes) without success and is continued to be marketed for these uses to establish if there is any emerging interest from this market sector. Prior to this the landowner has been trying to secure a new occupier for the site since January 2013 without interest from commercial operators. It is therefore considered that the existing site has limited scope for continuing to provide an employment function in the future. To maintain some form of employment function and job opportunities on this site this would be achieved through the construction of a mixed-use development where the residential element of the scheme cross-subsidises the construction of new commercial floorspace. This commercial floorspace would be built to a modern day standard and which is flexible to attract a variety of commercial operators. The Site provides a good regeneration opportunity. We consider that the mixed-use redevelopment of the subject site would help to bring back this site into full use. This would include the provision of high quality, flexible commercial floorspace which will more attractive the commercial operators in the future and therefore significantly improve the likelihood of providing long-term job opportunities on the site. It could also provide active commercial frontages within Hamsey Green Local Centre which contribute to the vitality of this Local Centre. The regeneration of the Site for housing development provides the opportunity for the delivery of a range of new homes, including a proportion of affordable homes and family accommodation. The redevelopment of the Site also provides the opportunity for a scheme of a high quality design which will contribute positively to Hamsey Green. In our opinion, the mixed-use regeneration would provide a variety of planning benefits including:

- The replacement of unattractive buildings with a high quality scheme which visually contributes to the surrounding area;
- A mixed-use scheme which is

compatible with the surrounding area;  
- The provision of new homes;  
- The provision of affordable housing to accommodate the local population;  
- The provision of a range of housing types and sizes to meet a variety of needs;  
- Construction job opportunities;  
- A sustainable and 'green' development;  
- CIL and S106 opportunities to improve London-wide and local infrastructure.

2839/01/017/DM41.3/O	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM41.3	Ken's Autos site should be allocated for residential development.	Change	The site will be included in the Proposed Submission draft of the Croydon Local Plan. A density range will be applied to the site of 10-22 residential units and 1-3 commercial units on the ground floor.
2839/02/017/DM41.3/O	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM41.3	Ken's Autos site should be allocated for residential development.	Change	The site will be included in the Proposed Submission draft of the Croydon Local Plan. A density range will be applied to the site of 10-22 residential units and 1-3 commercial units on the ground floor.
3345/01/004/DM41.3/O	Rital Patel	Object		DM41.3	I would like to object.	No change	No change can be made as a result of this comment as it is not detailed enough as to what is being objected to.
3731/01/001/DM41.3/O	Nina Stobart	Object	Soundness - Justified	DM41.3	I am opposing and objecting the planning for the house on the footpath on west hill. My children often walk to school and this will make it unsafe for us to do so.	No change	No site is West Hill is included in the draft Local Plan.
0092/02/019/DM41.3/O	<i>Riddlesdown Residents Associatio</i>	Object		DM41.3 306	This site is owned by Lidl and has been the subject of a previous planning application by them. A Lidl or similar store on this site would cause increased traffic flows in the immediate and outer areas towards Riddlesdown. This site should only be considered for tasteful residential development, and not for retail.	The site should be allocated for residential. No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

1788/01/005/DM41.3/O	Alice Desira	Object	Soundness - Justified	DM41.3 306	Policy DM41.3, Table 11.14, site 306 (p171) says that retail can be built on the old Good Companions Pub site at the junction of Limpsfield Road and Tithepit Shaw Road. The traffic problem in Selsdon is a problem and this would just make matters much worse. There is no need for another supermarket in Selsdon. There is Sainsburys and Waitrose and Tesco's in Purley, which is only a short drive away.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.	
1797/01/006/DM41.3/O	Andrea Telman	Object		DM41.3 306	I totally disagree to the following planning applications which would spoil the character of our local environment and threaten our green belt. I choose to live in an area that is peaceful and quiet and resent the changes that are being forced upon me. In the spirit of true democracy I wish to make clear my objection to the following developments - Policy DM2 (p18); Policy DM40.1 (p166); Policy 40.4, Table 11.3, Site 30 (p168) ; Policy 40.4, Table 11.3, Site 61 (p168). ; Policy DM41.3, Table 11.14, site 306 (p171); Policy DM44.2, Table 11.17, site 661 (p179). ; Policy DM44.2, Table 11.17, site 662 (p179); Policy DM28 (p115-116); Policy DM35, Table 11.8, Site 945 (p146); and Policy DM31.4 (p126)	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.	
1800/01/005/DM41.3/O	Carly Litchfield	Object		DM41.3 306	Objection to the policy. No further justification provided.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.	
1829/01/005/DM41.3/O	Christine Cafferkey	Object	Soundness - Effective	DM41.3 306	Policy DM41.3, Table 11.14, site 306 (p171) says that retail can be built on the old Good Companions Pub site at the junction of Limpsfield Road and Tithepit Shaw Road. This site is owned by Lidl and has been the subject of a previous planning application by them. A Lidl or similar store on this site would cause traffic chaos.	This site should only be considered for tasteful residential development, and not for retail.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

1843/01/005/DM41.3/O	Mrs A L Winkley	Object	DM41.3 306	I object to Policy DM 41.3 table 11.14, site 306		No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
1894/01/005/DM41.3/O	Mr & Mrs Derek & Sue Reeves	Object	DM41.3 306	We would make the following objections to the proposed Draft Local Plan which is a poorly disguised attack on the southern part of the Borough  Policy DM41.3, table 11.4 Site 306		No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
1903/01/005/DM41.3/O	Edgar Fielding	Object	DM41.3 306	May I add my objection to the many (I hope) of objectors you have already for this store in Sanderstead /Hamsey Green, charming villages on a busy main road, which are already served by a combination of local shops with adequate car parking facility. Another store would cause massive problems. Residents do not want or need another big store.	Retail should not be proposed for this site.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
1916/01/005/DM41.3/O	Andrew Hird	Object	DM41.3 306	Policy DM41.3, Table 11.14, site 306 (p171) says that retail can be built on the old Good Companions Pub site at the junction of Limpsfield Road and Tithepit Shaw Road. This site is owned by Lidl and has been the subject of a previous planning application by them. A Lidl or similar store on this site would cause traffic chaos. This site should only be considered for tasteful residential development, and not for retail.	This site should only be considered for tasteful residential development, and not for retail.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

1926/01/039/DM41.3/C	Councillor Luke Clancy	Comment	Soundness - Justified	DM41.3 306	Site 306, The Good Companions Public House, There needs to be a reduction in traffic movements from this site, and as such can the site cope with a mix of retail and residential?	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
2056/01/023/DM41.3/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment		DM41.3 306	Site 306, The Good Companions Public House, There needs to be a reduction in traffic movements from this site, and as such can the site cope with a mix of retail and residential;	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
2062/01/039/DM41.3/C	Councillor Jason Perry <i>London Borough of Croydon</i>	Comment	Soundness - Justified	DM41.3 306	Site 306, The Good Companions Public House, There needs to be a reduction in traffic movements from this site, and as such can the site cope with a mix of retail and residential?	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
2071/01/039/DM41.3/C	Councillor Mario Creatura <i>London Borough of Croydon</i>	Comment	Soundness - Justified	DM41.3 306	Site 306, The Good Companions Public House, There needs to be a reduction in traffic movements from this site, and as such can the site cope with a mix of retail and residential?	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

2093/05/001/DM41.3/O	Loraine Pond	Object	DM41.3 306	Policy DM41.3, table 11.14, site 306  This email is being sent to register my belief that the above site should be used for residential purposes and not for a retail development.		No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
2128/02/021/DM41.3/O	Cllr Steve O'Connell AM	Object	DM41.3 306	The policy favours a retail outlet at the former Good Companions Pub site, at the junction of Limpsfield Road and Tithepit Shaw Road, owned by Lidl. Any retail development at this site would cause traffic chaos; hence only residential development should be permitted.	The site should be allocated for residential only.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
2175/01/003/DM41.3/O	Mrs Veronica Prigg	Object	DM41.3 306	I wish to object to Policy DM41.3 Table 11.14 Lidl site Hamsey Green. This application has already been refused, and also on appeal for a number of valid reasons, why has it re emerged? We do not need another supermarket in the area, but we do need decent affordable housing, not overpriced flats. this site would be ideal for housing.		No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
2181/01/003/DM41.3/C	Ray & Anne Smith		DM41.3 306	I strongly object to the following policies:- Sanderstead Lidl Site DM41.3 p171		No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

2364/01/005/DM41.3/O	Alison Crane	Object	Soundness - Justified	DM41.3 306	The site of the old Good Companions pub would be better suited to residential than large retail Lidl store.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
2448/01/039/DM41.3/C	Andy Stranack <i>Croydon Council</i>	Comment	Soundness - Justified	DM41.3 306	Site 306, The Good Companions Public House, There needs to be a reduction in traffic movements from this site, and as such can the site cope with a mix of retail and residential?	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
2635/01/033/DM41.3/O	Paul Sandford <i>Bourne Society</i>	Object		DM41.3 306	Site 306, The Good Companions Public House, There needs to be a reduction in traffic movements from this site, and as such can the site cope with a mix of retail and residential;	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
2657/01/034/DM41.3/S	Rebecca Pullinger <i>CPRE London</i>	Support	Soundness - Justified	DM41.3 306	The Good Companions Public House: we support the redevelopment of this, and other brownfield sites across the proposals.	Welcome support	
2770/01/006/DM41.3/O	Mr Peter May	Object		DM41.3 306	DM41.3, Table 11.14, site 306 the old Good Companions PH site is to be allowed to be used for retail useage. I note this site is currently owned by Lidl who would no doubt wish to build a supermarket here. This area already suffers with high traffic congestion and allowing a retail outlet here will only make the problem worse. This site would be more appropriate to be restricted to residential building only with suitable off road parking facilities.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

2775/01/039/DM41.3/C	Cllr Tim Pollard <i>London Borough of Croydon</i>	Comment	Soundness - Justified	DM41.3 306	Site 306, The Good Companions Public House, There needs to be a reduction in traffic movements from this site, and as such can the site cope with a mix of retail and residential? There needs to be a reduction in traffic movements from this site, and as such the site cannot cope with a mix of retail and residential. The judgement of the Inspector in the case of the planning application from Lidl (LBC ref 13/00957/P, appeal ref APP/L5240/A/14/2212949) for the construction of a supermarket on this site makes it clear that road safety considerations in this already junction-intensive area should preclude the site's use for a supermarket and any retail development should therefore be of a secondary nature and not be likely to generate any significant levels of delivery or customer traffic.	This site would be better designated for residential only use	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses. The appeal referred to was mainly with regard to the issue of design and not with regards to the principle of retail use on the site.
2776/01/039/DM41.3/C	Cllr Helen Pollard <i>London Borough of Croydon</i>	Comment	Soundness - Justified	DM41.3 306	Site 306, The Good Companions Public House, There needs to be a reduction in traffic movements from this site, and as such can the site cope with a mix of retail and residential?		No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
2785/01/004/DM41.3/O	Ian Cutts	Object	Soundness - Justified	DM41.3 306	This is yet another example of the site owners riding rough shod over planning law and local needs as evidenced by their dealing with the site to date. Yet another large supermarket between those existing at Warlingham, Sanderstead and Selsdon is not required. The increase traffic flow and congestion that will occur is proven by the new Aldi unit in Coulsdon and lack parking and increased traffic flow. This occur in this predominately residential location.		No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
2804/01/004/DM41.3/O	Jim Gibbons	Object		DM41.3 306	The current road layout and traffic density precludes any further increase in the level of traffic generated by development and the site should only be considered for residential.		No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

2812/01/039/DM41.3/C	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Comment	Soundness - Justified	DM41.3 306	Site 306, The Good Companions Public House, There needs to be a reduction in traffic movements from this site, and as such can the site cope with a mix of retail and residential?		No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
2829/01/039/DM41.3/C	Cllr Margaret Mead <i>Croydon Council</i>	Comment	Soundness - Justified	DM41.3 306	Site 306, The Good Companions Public House, There needs to be a reduction in traffic movements from this site, and as such can the site cope with a mix of retail and residential?		No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
2839/02/016/DM41.3/O	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM41.3 306	Lidl site now presented with 8-22 houses. Ref 306. Preferred option is Ken's Autos. Need reduction in traffic movements on this site due to last Inspector's report.	This should be retail only but with controlled access.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
2839/01/016/DM41.3/O	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM41.3 306	Lidl site now presented with 8-22 houses. Ref 306. Preferred option is Ken's Autos. Need reduction in traffic movements on this site due to last Inspector's report.	This should be retail only but with controlled access.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

2841/01/026/DM41.3/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object		DM41.3 306	Site 306, The Good Companions Public House, There needs to be a reduction in traffic movements from this site, and as such can the site cope with a mix of retail and residential.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
2842/01/039/DM41.3/C	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Comment	Soundness - Justified	DM41.3 306	Site 306, The Good Companions Public House, There needs to be a reduction in traffic movements from this site, and as such can the site cope with a mix of retail and residential?	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
2906/02/001/DM41.3/O	Mr Gerald Smith	Object		DM41.3 306	It is outrageous that having had their application to build a store on the site of the Good Companions Pub declined , this issue is now back on the table. This is a classic situation of 'money talking' with absolutely no regard to the impact such a store would have on the local shops and community, let alone traffic chaos which is certain. If this goes ahead the local businesses and character of the area will be destroyed.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
2967/01/001/DM41.3/O	Janet Willings	Object		DM41.3 306	The Good Companions site is already a traffic nightmare. With hundreds of children travelling to schools in Tithe Pit Shaw Lane mixing with lorries and general traffic to and from the M25 the last thing we residents need is extra activity from a Lidl supermarket. We are already served by Sainsbury's, Waitrose and two Co-ops we have no need for any more large food outlets. Neither do we want our already over-parked side roads filled up with even more shoppers vehicles. Surely the Good Companions space would be better filled by residential development since there is such a great need for new housing.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

2970/01/006/DM41.3/O	Janet Dean	Object	DM41.3 306	<p>I understand that the following Policies will threaten our green spaces. I was born in Croydon and have lived in this area all my life (I am now 63). My parents came here from Scotland in the early 1950s. They chose this area specifically for its green spaces and it is quite unique in that facility. I spent more than 35 years in Real Estate in this area and know very well that the reason people continue to move here, is exactly for these facilities and yet remaining within easy reach of other amenities, London, the coast and airports. Of course, more housing is required but I believe the alternative suggestions to these proposals to be very valid and much more in keeping with the neighbourhood thus maintaining its attractiveness and good standard.</p> <p>These proposals are ill conceived and will change this particular neighbourhood beyond all recognition and take away that for which it is well known and valued. Please hear the voices of people like me and do NOT continue with the proposed policies set out below and which can be found in your Local Plan</p> <p>5. Policy DM41.3, Table 11.14, site 306 (p171) This site should only be considered for tasteful residential</p>	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
2982/01/025/DM41.3/O	Mrs Jeanne Driscoll	Object	DM41.3 306	I wish to add my objections made on this document by our local M.P. Chris Philp.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
2999/01/012/DM41.3/O	Mr John Harris	Object	DM41.3 306	<p>I am writing to object to Allowing retail development at the junction of Limpsfield Road and Tithepit Shaw Road as detailed in Policy DM41.3, Table 11.14, site 306 (p171)</p> <p>This site is owned by Lidl and has been the subject of a previous planning application by them which was refused by the council and the subsequent appeal dismissed due to traffic safety concerns . This site should only be considered for tasteful residential development, and not for retail.</p>	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

3003/01/004/DM41.3/O	Mr John James	Object	DM41.3 306	I would like to register my objection to DM41.3, Table 11.14, Site 306 (Sanderstead "Lidl" Site)	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3004/01/004/DM41.3/O	Mr John Pewtress	Object	DM41.3 306	The Good Companions site (now owned by Lidl) should not be developed as a supermarket unless ample parking, access and exit facilities can be provided. Congestion will kill the area and other local businesses.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3046/01/006/DM41.3/O	Stephanie Lawson	Object	DM41.3 306	I object to a proposal to build retail on this site as it will have a negative impact on traffic and cause congestion and traffic chaos. I believe this site should only be considered for residential development that are in keeping with the local area and should not be used for retail.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3081/01/005/DM41.3/O	Mr John Morgan	Object	DM41.3 306	Policy DM41.3, Table 11.14, site 306 (p171) says that retail can be built on the old Good Companions Pub site at the junction of Limpsfield Road and Tithepit Shaw Road. This site is not suitable for retail as determined during the last planning application due to road safety issues. It should be designated residential only.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

3091/01/005/DM41.3/O	Mr Paul Gomm	Object	DM41.3 306	please note my objection to the following policy reference numbers within your current draft plan for planning & development;	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3157/01/004/DM41.3/O	Mr James Clarke	Object	DM41.3 306	"Lidl" site at Hamsey Green DM 41.3 Building another retail outlet here is nothing short of insane. There are 4 similar businesses within half a mile of this site and the traffic problems that will be caused does not bear thinking about.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3185/01/005/DM41.3/O	Mr Stephen Woodward	Object	DM41.3 306	We have lived in Sanderstead for over 40 years, and have thoroughly enjoyed the areas to the south of Croydon being unspoilt. In our view these ill conceived proposals will change this area beyond recognition and take away that for which it is well known and valued. Please rethink, and do not continue with the proposed policies set out below and which can be found in your Local Plan: Policy DM41.3, Table 11.14, site 306 (p171) This site should only be considered for tasteful residential development, and not for retail.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3199/01/007/DM41.3/O	Sheila Wicks	Object	DM41.3 306	I am against this site as a use for retail .Traffic is nose to tail every day in front of this site in the rush hours and when the schools turn out .The proposed site of retail would kill the local shops .Build houses on the site of good quality that would blend in with the local ones already there ,but please add doctor facilities in the build or nearby.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

3201/01/003/DM41.3/O	Sharon Smith	Object		DM41.3 306	I am writing to support my local MP Chris Phelp in his objections	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3225/01/005/DM41.3/O	Saundra Dudman	Object	Soundness - Justified	DM41.3 306	5) policy DM41.3 Table 11.14 site 306 p171 proposed retail development on old Good Companions Pub site. A retail store would cause traffic chaos in this area and I think residential development more suitable.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3275/01/007/DM41.3/O	Suzanne Connor	Object		DM41.3 306	With reference to the Local Plan which has been proposed, please note my objection to the following policies: > > Garden Grabbing > Policy DM2 > > Purley Skyscraper authorisation > Policy DM40.1 > > Purley Pool > Policy 40.4, Table 11.3, Site 30 > > Purley Parking > Policy 40.4, Table 11.3, > > Sanderstead "Lidl" Site > Policy DM41.3, Table 11.14, site 306 > > Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens > Policy DM44.2, Table 11.17, site 661 > > Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation > The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 > > Lack of Parking in new developments > Policy DM28 > > More Protection; Less "Intensification" > Policy DM31.4	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

3281/01/004/DM41.3/O	Mr William Wheeler	Object		DM41.3 306	This proposed development has been previously refused and Lidle's new proposals will not overcome the dangers involved with traffic and proximity to schools in the vicinity. The site should be reserved for a small residential development .	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3289/01/001/DM41.3/O	Mr Matthew Dickson	Object	Soundness - Justified	DM41.3 306	Putting a supermarket in this site will make an already difficult traffic situation almost impossible. The Limpsfield Road forms part of my drive to work in Whyteleafe; I drive south in the morning. In the opposite direction going north the traffic is usually queuing from this site all the way to Sanderstead roundabout and it goes past 2 primary schools. The traffic is also very congested on Tithe Pit Shaw Lane going past a primary and then a secondary school. The entrance and exit to a supermarket will make this almost gridlocked both in the morning rush hour and then from 3pm when the schools finish. All the extra traffic fumes will be bad for the children. I think the most suitable development for this site is retirement flats.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3312/01/005/DM41.3/O	Mr Richard Brandwood	Object		DM41.3 306	Policy DM41.3, Table 11.14, site 306 (p171) - this site should be reserved for suitable housing only - there is a crying need for it - NOT a retail store!	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3316/01/005/DM41.3/O	Mr David Dudman	Object	Soundness - Justified	DM41.3 306	5) policy DM41.3 Table 11.14 site 306 p171 proposed retail development on old Good Companions Pub site. A retail store would cause traffic chaos in this area and I think residential development more suitable.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

3319/01/005/DM41.3/O	Mr Ron Thomas	Object	Soundness - Justified	DM41.3 306	I object to the following ridiculous proposals...  Policy DM41.3, Table 11.14, Site 306 (p171) I have always objected to a Lidl on this site. Traffic, schools, and the destruction of our community are all valid reasons to say NO NO NO!	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3319/01/004/DM41.3/O	Mr Ron Thomas	Object	Soundness - Justified	DM41.3 306	I object to the following ridiculous proposals...  Policy DM41.3, Table 11.14, Site 306 (p171) I have always objected to a Lidl on this site. Traffic, schools, and the destruction of our community are all valid reasons to say NO NO NO!	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3347/01/012/DM41.3/O	Mr Richard Veldeman	Object		DM41.3 306	Policy DM41.3, Table 11.14, site 306 (p171) says that retail can be built on the old Good Companions Pub site at the junction of Limpsfield Road and Tithepit Shaw Road. This site is owned by Lidl and has been the subject of a previous planning application by them. A Lidl or similar store on this site would cause traffic chaos. This site should only be considered for tasteful residential development, and not for retail.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3357/01/003/DM41.3/O	Joy Gadsby	Object		DM41.3 306	I strongly oppose the building of another supermarket in the area. We already have Waitrose, two Sainsbury's, a Tesco at Purley and a Co-op in Hamsey Green- all of which are accessible by local public transport or have their own car parking facilities. I think they already have enough competition and the effect on traffic congestion and emissions from yet more cars would increase the present problems far more than, for example, housing.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

3395/01/003/DM41.3/O	Mr A Coxo	Object		DM41.3 306	We also do not need another supermarket in Sanderstead the Limpsfield Road is extremely congested especially during rush hour, the proposed site for a Lidl would cause chaos and would be extremely dangerous as there are schools in such close proximity, it is time children's safety is put before financial rewards for large companies.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3415/01/007/DM41.3/O	Ms C Soroczynski	Object		DM41.3 306	Please note my objections to planning Policy DM41.3, Table 11.14, site 306	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3430/01/039/DM41.3/C	Mr Donald Speakman	Comment	Soundness - Justified	DM41.3 306	Site 306, The Good Companions Public House, There needs to be a reduction in traffic movements from this site, and as such can the site cope with a mix of retail and residential?	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3463/01/003/DM41.3/O	Ms F Wood	Object		DM41.3 306	I do not want to have a massive Lidl's in Sanderstead. It is a beautiful area and Lid's are out-pricing local stores and stores that look after animals on farms such as Waitrose and Sainsbury's. It just cheap food at a cost to our standards of living and caring. Lid's will not help the way we live in the long run.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

3474/01/008/DM41.3/O	Mr Dennis King Sanderstead Residents' Associatio	Object	Soundness - Justified	DM41.3 306	<p>Hamsey Green "Lidl" Site</p> <p>This proposed development was rejected by the Government's Planning Inspector when Lidl went to appeal having previously having their scheme rejected by both Croydon Council and Surrey County Council. This was not on the grounds of Lidl's shop design, but the dangerous use of delivery vehicles having to cross two lanes of Limpsfield Road to gain entry and exit to the shop.</p> <p>The recent purchase by Lidl of two adjoining properties in Tithepit Shaw Lane is an indication of their wish to proceed with the scheme encouraging the Council to support the application by the provision of possibly social housing flats above the shop.</p> <p>The two purchased properties are opposite the entrance to Warlingham Primary School, with Warlingham Secondary School at the other end of Tithepit Shaw Lane which is a narrow road.</p> <p>The site has already been rejected by the Planning Inspector for safety reasons, particularly because of hundreds of children using the area. The safety of the children is paramount and any retail proposal should be rejected which puts their lives in danger.</p> <p>The 2 acre site is ideal for housing and should be used for that much needed purpose.</p>	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3515/01/004/DM41.3/O	Rosemary Wiseman	Object	Soundness - Justified	DM41.3 306	<p>Lidl on Good Companions site Hamsey Green. I was born and brought up in that area, although now living in Purley. The last thing it needs is another supermarket of any kind. There is a Waitrose, Co-op and Sainsbury all within a radius of one mile. The traffic would be horrendous in such a residential area, with two schools close by which could be a Health and Safety issue. This application must be refused at all costs.</p>	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

3523/01/006/DM41.3/O	Mr Mike Rice	Object	DM41.3 306	Dear Sirs,  With reference to the recently published 'Croydon Local Plan', as a resident of the past 25 years I give my views as follows:-  Policy DM41.3, Table 11.14, site 306 (p171).Objection-Lidl not required. Impact on local roads & environment totally unacceptable..	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3561/01/014/DM41.3/O	Linda Hione	Object	DM41.3 306	Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens Policy DM44.2, Table 11.17, site 661 (p179). The council plans to create a Gypsy/Traveller site here. This is a greenbelt site, and it is not appropriate to put a traveller site here as "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3577/01/001/DM41.3/O	Mr Peter West	Object	DM41.3 306	I object to this site, as we need space and sensible development that compliments the environment.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3584/01/005/DM41.3/O	Mrs Margaret Lawless	Object	DM41.3 306	I list below the relevant policy References to which I object. DM41.3 Table 11.14 Site 306 (p171)	No change	No changes can be made as the result of this comment as it not detailed enough to determine what is being objected to.
3594/01/010/DM41.3/C	Mr Malcom Saunders		DM41.3 306	I also object to the proposed retail development of the old "Good Companions Pub" site in Hamsey Green, which the proposed policy DM4 1.3 table 11.14 (site 306) would allow . A retail outlet in such a location would cause traffic chaos. It will be far better to develop it as a residential site (with ample parking) and in character with other housing in the area - not a block of flats.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

3699/01/039/DM41.3/C	Cllr J Cummings	Comment	Soundness - Justified	DM41.3 306	Site 306, The Good Companions Public House, There needs to be a reduction in traffic movements from this site, and as such can the site cope with a mix of retail and residential?	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3706/01/004/DM41.3/O	Mr J Logan	Object		DM41.3 306	I am also opposed to the building of yet another supermarket in Tithepit Shaw Lane in Hamsey Green; an area which is totally unsuitable for such a development due to existing traffic problems. Another public house with additional small shops, or even new housing would be far more acceptable	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3708/01/006/DM41.3/O	Mrs J McDonald	Object		DM41.3 306	Nothing should be allowed that will encourage traffic chaos, location is totally inappropriate for this and it should be a residential development, not retail	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3710/01/003/DM41.3/O	Mr J Nolan	Object		DM41.3 306	I am also opposed to the building of yet another supermarket in Tithepit Shaw Lane in Hamsey Green; an area which is totally unsuitable for such a development due to existing traffic problems. Another public house with additional small shops, or even new housing would be far more acceptable.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

3712/01/007/DM41.3/O	Mr Nick Peiris	Object	DM41.3 306	We need to maintain (if not improve) the infrastructure the benefit Traders, shoppers as well as residents. Certainly easier access and MORE underground parking spaces with any suitable new developments.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3734/01/005/DM41.3/O	Mr & Mrs Mott	Object	DM41.3 306	I object to this site allocation.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3742/01/003/DM41.3/O	Mr Trevor Smith	Object	DM41.3 306	Policy DM41.3, Table 11.14, site 306 (p171) – proposed Lidl store. The area cannot handle another supermarket due to the amount of additional traffic this will attract. Warlingham village has shown the affects a supermarket brings and this would happen to Hamsey Green and have a knock on affect to Sanderstead where traffic is already a serious problem	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3750/01/006/DM41.3/O	Mrs Anne Turner	Object	DM41.3 306	I would like to put in writing my objections to the following local plans: I am listing the relevant Policy Numbers: 5. DM41.3 Table 11.14, site 306 Lidl Site	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

3794/01/005/DM41.3/O	Mr Thomas Lawson	Object	DM41.3 306	I object to a proposal to build retail on this site as it will have a negative impact on traffic and cause congestion and traffic chaos. I believe this site should only be considered for residential development that are in keeping with the local area and should not be used for retail.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3795/01/006/DM41.3/O	Mr Tony Connor	Object	DM41.3 306	With reference to the Local Plan which has been proposed, please note my objection to the following policies: Sanderstead "Lidl" Site Policy DM41.3, Table 11.14, site 306	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3796/01/005/DM41.3/O	Mr Tony Sales	Object	DM41.3 306	I am emailing to record my objection to the following policies within the 'Local Plan'.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3801/01/003/DM41.3/C	Barbara Garratt		DM41.3 306	object to  DM41.3 Table 11.14 Site 306 - this parcel of land is not suitable for a retail building mainly because of the access problems. The main road is frequently at a standstill due the volume of traffic and to have an entrance/exit would be impossible without spending a lot of money putting in a roundabout. The most suitable use for the land would be o.a.p. flats which wouldn't create much traffic and would be ideal for the close proximity of the shops. Also, there are plenty of stores in close proximity - we don't need another one.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

3804/01/040/DM41.3/C	Cllr L Hale <i>London Borough of Croydon</i>	Comment	DM41.3 306	Site 306, The Good Companions Public House, There would need to be a reduction in traffic movements from this site in order for it to cope with a mix of retail and residential;	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3810/01/005/DM41.3/O	Joan Sabatini	Object	DM41.3 306	This policy appears to allow the site of the old Good Companions Pub to be re-developed. As the current owners are Lidl it is assume they or a similar store owner may apply for planning permission. I strongly object to this site being developed for a retail store site as this would lead to a huge peak increase in traffic. This is an ideal site for residential development.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3812/01/005/DM41.3/O	Mr Peter Spragg	Object	DM41.3 306	Policy DM41.3, Table 11.14, site 306 (p171) says that retail can be built on the old Good Companions Pub site at the junction of Limpsfield Road and Tithepit Shaw Road. This site is owned by Lidl and has been the subject of a previous planning application by them. One of the main tenets, of the refusal to permit planning, was the increased traffic generated by such a retail development. It would appear therefore counter intuitive for a Lidl style or similar store on this site to receive planning permission. Residential development may well be the appropriate development of choice for this site rather than retail.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3813/01/005/DM41.3/O	Mr Brandon Hannan	Object	DM41.3 306	Policy DM41.3, Table 11.14, site 306 (p171) says that retail can be built on the old Good Companions Pub site at the junction of Limpsfield Road and Tithepit Shaw Road. This site is owned by Lidl and has been the subject of a previous planning application by them. A Lidl or similar store on this site would cause traffic chaos. This site should only be considered for tasteful residential development, and not for retail.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

3814/01/006/DM41.3/O	Mr Jon Adams	Object	DM41.3 306	Policy DM41.3, Table 11.14, site 306 (p171) proposes that retail development can be built on the old Good Companions Pub site at the junction of Limpsfield Road and Tithepit Shaw Road. This site is owned by Lidl and has been the subject of a previous planning application by them. A Lidl or similar store on this site would cause traffic chaos. This site should only be considered for residential development in line with existing building styles.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3815/01/003/DM41.3/C	Mr Jon Taylor		DM41.3 306	<p>It is with regret that I feel the need to object to the following proposals:-</p> <p>Purley skyscraper Policy DM40.1.</p> <p>I feel this proposal is completely out of keeping with the surrounding area and I strongly oppose it.</p> <p>Garden acquisition Policy DM2</p> <p>This will make 'garden grabs' far too easy in my opinion, is far too subjective and is therefore a far weaker form of protection.</p> <p>Sanderstead Lidl site Policy DM41.3</p> <p>This proposal will likely cause real problems to traffic in the vicinity and I do not think it is an appropriate site for retail development.</p> <p>Loss of Green Belt at Coombe Playing Fields and Croham Hurst Policy DM44.2</p> <p>I believe that both of these locations should remain Green Belt and that re-designation is inappropriate. It will impact the area badly and in conjunction with other changes steadily change the nature of the area for the worse.</p> <p>The Gypsy/Traveller site on Conduit Lane Policy DM44.2</p> <p>Finally I most strongly object to Council plans to develop a Gypsy/Traveller site here. I feel it is totally inappropriate placing this on Green Belt land and is in direct contravention of the "Planning Policy for Traveller Sites" published by the Government just last August!</p>	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

3816/01/004/DM41.3/O	Lorraine Oakley	Object		DM41.3 306	Policy DM41.3, Table 11.14, site 306 The residents in the area have made it clear that a retail facility is not required and would cause traffic issues in an area that is used by many school children. I object to the option of designating the site for retail use.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3819/01/004/DM41.3/O	Mr Michael Drury	Object		DM41.3 306	I notice that in your Local Plan for development of the area there are several proposals which deserve reconsideration before they are promulgated. 3 Old Good Companions site. Policy DM41.3 Table 11.14 site 306, Lidl and Aldi seem able to get away with destroying local amenities, often without permission,(cf The Red Lion site in Coulsdon), then eventually gaining acquiescence for their original plan with a few minor modifications. How do they achieve this? The chaos in Coulsdon, right on a roundabout, will be replicated in Hamsey Green on a very busy road junction. I would suggest that within 10 years if not 5 Aldi will obtain permission to turn their car park into a private one instead of a public one in direct contravention of their planning permission.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3829/01/003/DM41.3/O	Dr L Bowen-Long	Object	Soundness - Justified	DM41.3 306	Lidl Site in Sanderstead – completely the wrong location for a large retail facility. The road system there could not cope with extra traffic and the numerous attempts at entering and leaving such a site. Health and safety should be the priority.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3849/01/006/DM41.3/O	Maureen Messett	Object		DM41.3 306	I sincerely hope that my objections will be noted. I have lived in this borough for many many years and I hate seeing it gradually destroyed.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

3855/01/005/DM41.3/O	Mrs Gill Willis	Object	DM41.3 306	This should not be classed as a retail site. There would be traffic chaos. This is already a busy area. To add more retail outlets would be overkill for the community.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3861/01/003/DM41.3/O	Mr Neil Walker	Object	DM41.3 306	Hamsey Green "Lidl" site Policy DM41.3, Table 11.14, site 306. This site is not appropriate for retail development but should be considered as residential instead.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3864/01/005/DM41.3/O	Pauline Morgan	Object	DM41.3 306	Policy DM41.3, Table 11.14, site 306 (p171) says that retail can be built on the old Good Companions Pub site at the junction of Limpsfield Road and Tithepit Shaw Road. This site is not suitable for retail as determined during the last planning application due to road safety issues. It should be designated residential only.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3865/01/011/DM41.3/O	Ms M Kaczanowski	Object	DM41.3 306	Below is a list of our objections: 5. Policy DM41.3 - Development of a new Lidl store - we strongly oppose these plans. Opening a new Lidl store on site will intensify traffic causing chaos on roads which are not ready for such volume. There are currently enough shops in the area (including Waitrose) and there are numerous large shopping and supermarket facilities nearby (Superstore Sainsbury's in Selsdon, Aldi in Selsdon, another Sainsbury's in Warlingham).	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

3874/01/008/DM41.3/O	Carol Winterburn	Object	DM41.3 306	.Policy DM41.3, Table 11.14, site 306 indicates retail development on the old Good Companions Pub site at the junction of Limpsfield Road and Tithepit Shaw Road. A large store on this site will cause traffic chaos and damage the existing local shopping	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3883/01/003/DM41.3/O	Mrs Marilyn Arbisman	Object	DM41.3 306	Policy DM41.3 - The site owned by Lidl in Sanderstead should be for housing development, not a superstore that would cause great traffic problems in the area.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3896/01/012/DM41.3/O	Mr M Veldeman	Object	DM41.3 306	The arguments against a Lidl site still stand and it is unacceptable that we have to keep objecting to the idea because they tweak the application. There are schools in the area and the resulting extra traffic generated by having a Lidl on the site would be a danger to the children of the area. People must come before business.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3897/01/030/DM41.3/O	Cllr M Neal	Object	DM41.3 306	The Good Companions Public House, There needs to be a reduction in traffic movements from this site, and as such can the site cope with a mix of retail and residential;	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

3906/01/002/DM41.3/O	Mr & Mrs Blissett	Object	Soundness - Justified	DM41.3 306	DM 41.3 Table 11.14 site 306. This site is more suitable for residential development, or mixed used development such as residential accommodation over 'A' uses classes.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3941/01/005/DM41.3/O	Mr Frances Sell	Object		DM41.3 306	No more supermarkets required, a very large one exists nearby. Supermarkets are now being closed, not new built. If built serious traffic congestion would arise, it is serious now.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3960/01/004/DM41.3/O	Mrs R Jennings	Object		DM41.3 306	Policy DM41.3 table 11.14 - Sanderstead Lidl site should be kept for residential development only. The proposed commercial development would cause traffic chaos.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
4014/01/003/DM41.3/O	Mr R Swatton	Object		DM41.3 306	Policy DM43.3 (note: policy reference is incorrect in representation) Table 11.14 Site 306 This site should only be considered for residential development or possibly additional schooling?	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

4032/01/006/DM41.3/O	Ms S Lawson	Object	DM41.3 306	I object to a proposal to build retail on this site as it will have a negative impact on traffic and cause congestion and traffic chaos. I believe this site should only be considered for residential development that are in keeping with the local area and should not be used for retail.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
4085/01/006/DM41.3/O	Mrs Shelley Chatter-Singh	Object	DM41.3 306	M41.3 Table 11.14. Sanderstead Lidl. This development will create unsafe traffic flows in the immediate area.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
4092/01/004/DM41.3/O	Valerie Wilshaw	Object	DM41.3 306	I object to the proposal.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
4092/01/005/DM41.3/O	Valerie Wilshaw	Object	DM41.3 306	I object to the proposal.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

4095/01/006/DM41.3/O	Vaughan Pomeroy	Object		DM41.3 306	The use of the former Good Companions site continues to be problematic. It is not conducive to anything requiring heavy vehicle access which probably restricts sensible use to residential with limited entry points as far away from the main road junction as possible.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
4108/01/005/DM41.3/O	The Chudasama Family	Object	Soundness - Justified	DM41.3 306	<ul style="list-style-type: none"> <li>Policy DM41.3, Table 11.14, site 306 (p171) - This site is owned by Lidl and has been the subject of a previous planning application by them. A Lidl or similar store on this site would cause traffic chaos. This site should only be considered for tasteful residential development, and not for retail.</li> </ul>	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
4114/01/011/DM41.3/O	Mr & Mrs Kaczanowski	Object		DM41.3 306	Below is a list of our objections: 5. Policy DM41.3 - Development of a new Lidl store - we strongly oppose these plans. Opening a new Lidl store on site will intensify traffic causing chaos on roads which are not ready for such volume. There are currently enough shops in the area (including Waitrose) and there are numerous large shopping and supermarket facilities nearby (Superstore Sainsbury's in Selsdon, Aldi in Selsdon, another Sainsbury's in Warlingham).	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
4117/01/032/DM41.3/O	Cllr S Brew	Object		DM41.3 306	Site 306, The Good Companions Public House, There needs to be a reduction in traffic movements from this site, and as such can the site cope with a mix of retail and residential;	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.

4125/01/039/DM41.3/C	Councillor M Fisher	Comment	Soundness - Justified	DM41.3 306	Site 306, The Good Companions Public House, There needs to be a reduction in traffic movements from this site, and as such can the site cope with a mix of retail and residential?		No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
4716/01/004/DM41.3/O	Rachel Marland	Object		DM41.3 306	Policy DM41.3 - I do not think a busy retail outlet is the right thing to be built on this site		No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
3816/01/005/DM41.3/O	Lorraine Oakley	Object		DM41.3 A336	A336 I don't really understand why this is mentioned but I would prefer the option of retaining the site for its existing use as it is a valuable asset to the area and used a lot by local people.		No change	Your objection is noted. The policy states that the Council's preference is for the existing use to be retained.
1929/02/007/DM42/O	Mr Charles Marriott	Object		DM42	I particularly object to your proposals for Selsdon.		No change	The objection is not substantiated in planning terms and cannot therefore be considered further.
2819/02/001/DM42/C	Peter Dolling	Comment	Soundness - Effective	DM42	Why is not listed the redevelopment of the Old Selsdon Garage next to Aldi on Addington Road. Which has been derelict for more years than I can remember. Cannot the owner rumoured to be Channel Island based be forced to cleanse the area of any toxic waste and sell or redevelop the site preferably as residential property.  I noticed that Faversham House , office space above Aldi has been converted to residential apartments	Allocate Old Selsdon Garage on Addington Road	Change	The site will be included in the Proposed Submission draft of the Croydon Local Plan. A density range will be applied to the site - in the region of 7-18 residential units and 1-3 commercial units on the ground floor. It is envisaged that the site will be allocated for residential with commercial on the ground floor given the site's location in a Main Retail Frontage in a District Centre.
2708/01/001/DM42/S	Sainsbury's Supermarkets Ltd	Support		DM42 A317	Supports retention of store		Welcome support	

1769/01/002/DM43.4/O Agne Odhaimbo

Object

DM43.4

I am sad to find these intentions of new housing heavily and one-sidedly impacting Shirley and Addington, but I must especially emphasise that with every new housing public transport has to be increased to adequate. I would propose to consider extending tramlink to Shirley as the area in between is poorly covered, before it is built up even more. Perhaps a new tram line ending via Ashburton fields, or from Elmers end to Addington. I am near Edenham school and the only bus 367 is a joke. Please develop the tramlink as London is expanding south then people would be more happy.

I would propose to consider extending tramlink to Shirley as the area in between is poorly covered, before it is built up even more. Perhaps a new tram line ending via Ashburton fields, or from Elmers end to Addington.

No change

Extension of the tramlink to Shirley has not been put forward by TfL. Should TfL consider this an option, the Council will work with TfL at such time.

To supplement the details set out within table 11.16, which identify potential sites allocated for development, the Council has also produced a detailed proposal document; setting out for each site a reference number, postcode, description, local character area designation, location, public transport accessibility, description of option, justification for option, phasing of development, evidence of deliverability and the number of homes proposed. However, the detailed proposals document fails to provide empirical evidence that justifies

- how the Council arrived at identifying these specific sites, especially in light of the policies set out in the National Planning Policy Framework, the population of the Borough (being the most populous in London) and the projected population growth expected by 2036;
- how the Council arrived at the number of homes/units proposed per site;
- the proposed use of the sites (i.e. residential development, gypsy and traveller site, retain existing use); and
- how the Council is tackling the housing need for the Borough and specifically how Shirley can play its part in delivering development requirements.

It is requested that in order to be considered as 'sound' the emerging Local Plan should address the above matters, and provide evidence on the deliverability of each of the proposed sites. Moreover, it would be helpful if Table 11.16 clearly sets out the proposed yield from each of the emerging sites.

It would be helpful if Table 11.16 clearly sets out the proposed yield from each of the emerging sites. To supplement the details set out within table 11.16, which identify potential sites allocated for development, the Council has also produced a detailed proposal document; setting out for each site a reference number, postcode, description, local character area designation, location, public transport accessibility, description of option, justification for option, phasing of development, evidence of deliverability and the number of homes proposed. However, the detailed proposals document fails to provide supporting empirical evidence. The Council's proposed allocated sites for development in Shirley need to be clearly laid out on a Borough-wide proposal's map. As it currently stands, the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) provides inset maps of the sites, however, this does not make it easy for the reader to identify exactly where the sites are in the broader context of the Borough.

Change

A draft Policies Map will accompany the Proposed Submission draft of the Local Plan. Housing numbers will not be included within Table 11.16 themselves as this will make them part of the policy but a schedule will be included in the back of CLP2 with details of all the proposed allocations.

Notwithstanding the above, the Council's proposed allocated sites for development in Shirley need to be clearly laid out on a Borough-wide proposal's map. As it currently stands, the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) provides inset maps of the sites, however, this does not make it easy for the reader to identify exactly where the sites are in the broader context of the Borough.

Comment

I'd like to know more about the proposed building on Shirley Oaks Village please

Not Duly Made

The representation does not specify any particular document or policy and therefore this comment is considered as not duly made.

3396/01/008/DM43.4/O	Ms A Pavon-Lopez	Object	DM43.4	<p>I would like the following question answered:</p> <p>What part of the land by Poppy Lane (Site 128) exactly are you proposing to redevelop? Currently there are allotments there and open space that is home to a wide variety of wildlife. What is the impact on these areas?</p>	No change	<p>Details of the location is indicated on page 446 of the Croydon Local Plan - Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies - Partial Review (Preferred and Alternative Options) and the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options). This information will also be available on the draft policies map.</p>
3428/01/008/DM43.4/O	Mr Daniel Nuthall	Object	DM43.4	<p>Replacing some of the beautiful housing with medium rise blocks of flats is appalling</p>	No change	<p>This comment is not attributed to any specific site and cannot therefore be considered further.</p>
3515/01/006/DM43.4/O	Rosemary Wiseman	Object	DM43.4	<p>Once again it would seem that you regard the South of the Borough as fair game, and we are a bit fed up of being regarded as the "cash cow" for the Council. Many people in the South are worse off than those in the North of the Borough, but appear to be penalised the most. I agree with all the concerns put forward by Chris Philp our MP, but have only listed those which personally affect me, and about which I have some knowledge - ie Lidl development at Hamsey Green - words fail me that you should ever consider such a scheme, but again it would seem that the South of the Borough is regarded as unimportant and just a resource to be exploited. As a rider, can I suggest that one way to save money is to cut paper work and thereby halving the number of Council employees earning more than £50,000 a year, with ridiculous sounding titles, and reducing salaries of all the Senior Executives. A lot of money could be saved by adopting this policy - particularly in the long term. You may then be able to reconsider redevelopment requests more sympathetic to local residents.</p>	No change	<p>This is not a planning matter and cannot therefore be considered in the Local Plan.</p>
3557/01/002/DM43.4/O	Mr Keith Abrey	Object	DM43.4	<p>As a resident of Shirley I wish to add my concern about the proposed developments that would affect this area. I do not need to go into them in depth as you are well aware of what they are. I fully support Gavin Barwell's comments and would request that you do your utmost to prevent them occurring</p>	No change	<p>No changes can be made as a result of this comment as it is not clear which policy or site allocation is being objected to.</p>

3883/01/007/DM43.4/O	Mrs Marilyn Arbisman	Object	DM43.4	I do not have a Policy number for it, but I also understand that there is talk of Compulsory Purchasing of land and property in the private village of Shirley Oaks. I sincerely hope that this does not go ahead.		No change	The Local Plan does not seek to Compulsory Purchase Order any land at this time; nor is it the purpose of allocating land. If sites are not developable they are not considered deliverable and cannot therefore be allocated within the Local Plan.
0115/04/008/DM43.4/O	Mr Bob Sleeman	Object	DM43.4 128	I am therefore writing to formally object to: the use of the following five sites for housing:- □ land at Poppy Lane reference number 128; □ If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
0120/02/024/DM43.4/O	Addiscombe Residents Associatio	Object	DM43.4 128	If the Council will not keep them as Metropolitan Open Land, the five sites should at least be designated as Local Green Spaces and not used for housing.	The site should be Local Green Space.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

0122/05/002/DM43.4/O	Mrs Hilary Chelminski Addiscombe & Shirley Park RA	Object	Soundness - Justified DM43.4 128	<p>I am therefore writing to formally object to:</p> <p>1.de-designation of the Metropolitan Open Land around Shirley Oaks Village;</p> <p>2.the use of the following five sites for housing:</p> <ul style="list-style-type: none"> <li>•land at Poppy Lane reference number 128;</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane reference number 504;</li> <li>•land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;</li> <li>•land to the west of Shirley Oaks Road reference number 542; and</li> <li>•land to the rear of 5-13 Honeysuckle Gardens reference number 548.</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
0391/02/016/DM43.4/O	Mrs Mira Armour HOME Residents Associaton	Object	DM43.4 128	<p>De-designation of the Metropolitan Open Land bordering Addiscombe Place (around Shirley Oaks Village) - OBJECT</p> <p>If the Council will not keep them as Metropolitan Open Land, the five sites should at least be designated as Local Green Spaces and not used for housing:</p> <p>Ref 128: Land at Poppy Lane Ref 504: Stroud Green Pumping Station, 140 Primrose Lane Ref 541: Land east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road Ref 542: Land to west of Shirley Oaks Road, Shirley Oaks Road Ref 548: Land to rear of, 5-13 Honeysuckle Gardens</p>	designate as Local Green Spaces and not use for housing No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

0391/01/016/DM43.4/O	Mrs Mira Armour <i>HOME Residents Associaton</i>	Object		DM43.4 128	De-designation of the Metropolitan Open Land bordering Addiscombe Place (around Shirley Oaks Village) – OBJECT If the Council will not keep them as Metropolitan Open Land, the five sites should at least be designated as Local Green Spaces and not used for housing: Ref 128: Land at Poppy Lane Ref 504: Stroud Green Pumping Station, 140 Primrose Lane Ref 541: Land east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road Ref 542: Land to west of Shirley Oaks Road, Shirley Oaks Road Ref 548: Land to rear of, 5-13 Honeysuckle Gardens	designate as Local Green Spaces and not use for housing	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
0790/01/143/DM43.4/O	Mr Mathew Frith <i>London Wildlife Trust</i>	Object	Soundness - Justified	DM43.4 128	We object to the proposed development on green spaces, which should remain designated as part of the Shirley Oaks MOL (see comments on Policy SP7 (Table 9.1)). This site meets criteria for Metropolitan Open Land, in terms of its nature conservation value.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
1180/01/005/DM43.4/O	Mr & Mrs K Davenport	Object	Soundness - Justified	DM43.4 128	I am horrified at the proposals regarding Shirley. There may be a need for more housing but there are alternatives and it is up to the Council to find these rather than making it easier and more profitable for builders which is what is now happening.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

1682/01/002/DM43.4/O	A Arbisman	Object	DM43.4 128	I hereby inform you of my STRONG OBJECTION to allow development on the land noted on your Policy Map 43. Ref 541; Ref 542; Ref 548; Ref 128; Ref 504. This land forms the reason why I , along with the majority of my neighbors purchased our homes. As freehold property owners we each have a shareholding in the company owning the land and do not wish for this , OUR land to be built on. We also find it unbelievable that the Council wishes to have a legal battle against 800 of its residents who not just own the land but are determined that the land keeps its 'Metropolitan Open Land ' protected status. The idea of building on these main green spaces when the existing houses were built with minimal sized gardens is disastrous , such development would obviously not just spoil the look and value of the area but would damage the health of the residents.This is the land where the residents catch the summer sun , go for walks , jog , children play , and has the most amazing natural wildlife that we all enjoy.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
1683/01/002/DM43.4/O	Balvir & Shobhna Patel	Object	DM43.4 128	I as resident of Shirley Oaks Village am against any change of our Metropolitan Land (with protection to being built on) being allowed as acceptable for development. I have been living in the Village for almost 30 years and paying for this land to be maintained as grass areas. We own the land as shareholder in our management company (Once designated as Amenity Open Land and transference to our Management company). I strongly oppose any moves to develop on these grass areas.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
1684/01/002/DM43.4/O	Colin Ward	Object	DM43.4 128	I am writing to express my objection to the planning proposals in the Shirley Oaks area. The land has been set aside for our use as we have very undersized gardens on the estate and we have also paid to keep those areas in a well maintained condition.The road around Shirley Oaks only has 2 exits as well, so would make it very congested as there are only 2 options for traffic to leave and enter and there are already a lot of problems at the Wickham Road end as people drive in and out. I object to the following Ref Numbers : Ref 541, Ref 542, Ref 548, Ref 128, Ref 504. I would appreciate any information you could send me in relation to upcoming meeting's about the proposals.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

1684/02/002/DM43.4/O	Colin Ward	Object	DM43.4 128	I am writing to express my objection to the planning proposals in the Shirley Oaks area. The land has been set aside for our use as we have very undersized gardens on the estate and we have also paid to keep those areas in a well maintained condition. The road around Shirley Oaks only has 2 exits as well, so would make it very congested as there are only 2 options for traffic to leave and enter and there are already a lot of problems at the Wickham Road end as people drive in and out. I object to the following Ref Numbers : Ref 541; Ref 542; Ref 548; Ref 128; Ref 504.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
1690/01/002/DM43.4/O	Mrs Christine Clark	Object	DM43.4 128	I am writing to strongly object to the development of land on Shirley Oaks Village. The land was shared between residents and in 1985 designated by Croydon Council as Amenity Open Land because of our undersized gardens. The land was transferred to the Management Company, with each property owner as a shareholder in that company. I intend to fight for the use of this land. My front garden is approximately 6' x 4' and the lawn in my back garden is only 6' x 5'. Both my parents and I use the land for exercising dogs as the gardens are so small. This whole thing has come as a huge shock to all of us. With regard to the traveller site. Travellers move around the countryside so why put a traveller site in such a residential area. I appreciate the Borough needs affordable homes but the land on the estate is so restricted in size and the in and out roads to the estate are already extremely dangerous owing to the bends in the road. Health and Safety issues need to be addressed. I strongly object to this development and will explore every possible way to restrict the development of these homes.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
1691/01/001/DM43.4/O	Daniela Reynolds	Object	DM43.4 128	I wish to object the following planned proposals; ref:541, ref:542, ref:548, ref:128 and ref:504. These planned proposals will not fit within the current aesthetics of the estate so please accept this email as an objection to the proposal.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

Re your development plans 541,542,548,128 and 504. Consultation.I am writing in response to your notices for development of the greenfield sites on the Shirley Oaks Village estate, changing the status of this land to allow development of around 700 new homes. When I bought my house here 18 years ago, it was on the understanding that this had been designated by Croydon Council as metropolitan amenity open land, an attractive feature of the original development, important not least due to the relatively small gardens of some properties, a mixture of unit sizes in an harmonious design. Thus there is a mixture of family unit sizes and age groups at home here. For many years, I and my fellow-resident members of the Shirley Oaks Management Ltd company have contributed regularly to First Port Property Services and their predecessors under our common upkeep obligation, including provision of boundary posts at various points of these areas to ensure that visiting Travellers could not reoccupy them. As I understand your plans, you now wish to "designate" this as non-metropolitan land, on which purchasers could build however suits their purposes. This does of course risk a complete change in the nature of our Village. I cannot pretend to understand how you can effectively cut a swathe through all of this, even if you do consider it justified. Some residents might I imagine now be considering the impact on their original investment and individual legal aspects. Against these general considerations, I would like to highlight some specific and practical concerns at the outset.

**ROAD SAFETY**  
The perimeter road via Primrose Lane and Shirley Oaks Road is arguably no longer fit for purpose, increased car ownership and parking, fast through traffic including commercial and public transport all contributing. Buses on the 367 route for example frequently mount pavements to pass each other. There have been accidents, some serious, even fatal and involving elderly pedestrian residents. The road surface is nowadays subject to excessive heavy usage. Clearly, 700 new homes will surely accentuate these problems and dangers.

**ENVIRONMENT**  
Your plans will effectively remove an important green-field area and with it much unique wildlife. Residents will lose many of the valuable areas for walking, exercise and fresh-air, as will visitors. Any balanced village

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appearance and community feel to the estate will be consumed by so many new properties of different designs. In summary many will surely feel betrayed by a Council which proposes removing green-fields against all promises. Some might also suspect that, whatever the social arguments, their interests are being sacrificed against political and ultimately commercial imperatives.

1713/02/002/DM43.4/O	Alison Connor	Object	Soundness - Justified	DM43.4 128	<p>Once the area surrounding Shirley Oaks Village is re-designated the Council plans to build 751 homes on 5 separate sites. Supposing the average house is for 4 people, 3000 people in total will move to the area. The housing will attract families - potentially half being children. The Council mention no where in their 700 page document about the building of new schools (primary and secondary) nor the building of doctor surgeries, nor the expanding of the local shopping area let alone the already stretched local road infra structure. Our local area can't cope as it is - St John's primary school has applied for an extension to cope with the current demand on its places. During rush hour buses frequently don't stop at bus stops because they are full. Traffic is often diverted down our road, Shirley Church Road, if there is an accident on Wickham Road or Gravel Hill. The dual carriage way (Shirley Park) is crawling along during rush hour. The council are planning to add another 1000 plus cars to this equation. Shirley is often described according to estate agents as leafy, popular, excellent schools. Prices reflect this. Just walking around the area people look after their houses and take pride in living here. People pay more money to live in this area. By building 751 more homes the character of the area will change completely.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
1751/01/001/DM43.4/O	Alice and Andrew Hicks	Object	Soundness - Justified	DM43.4 128	<p>The erosion of green space in the borough generally and specifically the de-designation of Metropolitan Open Land in the Poppy Lane( ref no. 128) and Shirley Oaks areas (ref nos. 504, 541, 542 &amp; 548). We object to these 5 sites being designated for residential development. It would entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area. Additionally the local road infrastructure could not cope with the extra traffic generated</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

1771/01/007/DM43.4/C	Amanda Stretton			DM43.4 128	We are also writing to object to Croydon Council's plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village, changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Your draft Local Plan identifies five sites: 1. the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, reference number 128); 2. Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, reference number 504); 3. land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, reference number 541); 4. land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, reference number 542); 5. land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, reference number 548); Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 542);		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
1782/01/001/DM43.4/O	Angus & Olivia Bloom	Object	Soundness - Justified	DM43.4 128	As a resident of Shirley Oaks I am writing to object the proposals for housing development on the estate and surroundings. Having lived in Shirley all of my life I would be deeply disappointed to see it change unrecognisably. I envisage the property on Shirley Oaks Road will either be demolished or surrounded by high density housing. Either eventuality will be highly detrimental. I have viewed the Detail Policies and Proposals on Croydon Councils website and object the following plans, references - Ref 128; Ref 504; Ref 541; Ref 542; Ref 548; Ref 938; Ref 502; Ref 661.	Objection to Site 128,	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

1827/01/002/DM43.4/O	Jane & Paul Riley	Object	Soundness - Justified	DM43.4 128	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
1835/01/002/DM43.4/O	Peter Docherty	Object	Soundness - Justified	DM43.4 128	I am writing to object to: 1.THE DE-DESIGNATION of the following five pieces of land as Metropolitan Open Land around Shirley Oaks Village and their proposed use as housing: 1.Land at Poppy Lane reference number 128; 2.Stroud Green Pumping Station, 140 Primrose Lane reference number 504; 3.Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541; 4.Land to the west of Shirley Oaks Road reference number 542; and 5.Land to the rear of 5-13 Honeysuckle Gardens reference number 548. There is only one narrow very winding road which runs through the village and this could not cope safely with any additional traffic. It is single file around bends as it is and the local road infrastructure would be over-burdened. These open spaces are collectively designated as Metropolitan Open Land and it would be unacceptable to lose a link to this chain. Additionally, this area is a flood plain and there is a sink pond to the rear of Honeysuckle Gardens. There would be a detrimental effect and potential flooding of existing and planned properties.  The land at Poppy Lane reference number 128 is a small parcel of land and behind it is the sink pond. If the sink pond overflows then there is a risk of flooding in any new and existing properties which include the BMI Shirley Oaks Hospital below it.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

I am writing to voice my full-throated objections to the above proposals because of the irreparable damage it would do to the character of one of the leafier, more pleasant, parts of the borough. The council seeks de-designation of Metropolitan open land that, as a homeowner in Shirley Oaks Village, I own a share of, and it is protected by covenant. Such thoughtless destruction of our precious little green space (we were granted this Amenity Open Land in 1985 by the council due to our under-sized gardens) is obnoxious, ill-conceived and damaging to the value of our properties, as planning blight could linger for a decade. Myriad other neglected parts of the borough are far more appropriate for such massive development and would not stir up so much ire from the current residents, nor would they require the politically-expedient moving of goalposts regarding land use. Our village simply does not currently have the infrastructure nor the capacity to expand in order to cope with these proposals. There is barely enough parking space available in the village at present, so quite where up to 683 other families will park and seek recreation, I do not know. Quite how all the construction vehicles involved in such huge building works would access the proposed sites without further detriment to the quality of life of the residents is another issue I raise. We are served by one bus route that can only use small, single decker buses. The roads are too narrow for larger vehicles. How would this be overcome? Additionally, the fact that the council would seek to house the travelling community so close to the town centre, on land where in 2012 a group of them set up an illegal encampment and defecated in our woodland, beggars belief. If the council has an inexplicable legal obligation to designate land to travellers, then expand capacity at their existing sites in Beddington Lane and Featherbed Lane rather than dispersing them further across the borough into otherwise salubrious areas. I do hope that common sense prevails and that all five of the above proposals are quickly abandoned. I chose to live in this area precisely because it is not blighted by these hideous developments. I am sure that many other residents echo my sentiments.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least be designated as Local Green Space, for its protection from development. This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form. I also object to the following specific proposals for the building of new homes on this site, as detailed in Changes to the Policies Map arising from Proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan, Detailed Policies & Proposals:

Policy DM43, reference Site 128 to build new homes at Poppy Lane  
 Policy DM43, reference Site 504 to build new homes at Stroud Green Pumping Station (including the conversion of the pumping station which is a locally-listed building)  
 Policy DM43, reference Site 541 & 542 to build new homes on land to the East & West of Shirley Oaks Road  
 Policy DM43, reference Site 548 to build new homes on land to the rear of Honeysuckle Gardens

Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over-subscribed as well as the already-stretched social and healthcare facilities would be overloaded.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations.
4. I recommend that consultation documents of such importance are given much wider publicity.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

Station (including the  
conversion of the pumping station  
which is a locally-listed building)  
Policy DM43, reference Site 541  
& 542 to build new homes on land to  
the East & West of Shirley Oaks  
Road  
Policy DM43, reference Site 548  
to build new homes on land to the  
rear of  
Honeysuckle Gardens

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1872/01/001/DM43.4/O	Mr C Johnson	Object	DM43.4 128	<p>This land is owned by Shirley Oaks Management limited (SOML). This is the management company for the estate whose shareholders are the home owning residents. SOML owns and manages the open spaces on behalf of and for the benefit of the residents for whom the land is 'amenity open land', ie communal, recreational space. The land was transferred to SOML's ownership in 1985 whilst the estate was under development. I believe that the developer had infringed planning regulations by reducing the sizes of the gardens included with the dwellings that it was building in order to increase the density of the housing beyond that which had been agreed with the local planning authority. The open land, which is currently being scrutinised as part of the Council's policy proposals review, was effectively, a penalty levied on the developer whereby an amount of green space was given over to SOML to own and manage as redress and compensation to the residents for skimping on the sizes of individual gardens. I am assured by a Director of SOML that the company has documentary proof of all of the above points. The residents pay a service charge that, inter alia, covers the cost of managing and maintaining these open spaces. SOML is bound by its covenants with the residents that this land shall be managed and maintained as communal open areas for the collective enjoyment and benefit of residents as long as the estate should be in existence. Thus, there is no scope on SOML's part for participating in any effort to develop these spaces and any attempt to develop them undermines the importance of those spaces in providing amenity open land, as previously ordered by the local Council.</p>	<p>the land is owned entirely on behalf of the resident shareholders by a resident run management company (SOML) which is bound to preserve that space and which also has a specific object in its Memorandum of Association requiring it to resist any attempt to enforce regulations or plans which impact negatively on the estate. Regardless of its covenants in this regard, I am told that SOML has no wish to develop or to allow the development of, the land in question.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
1883/02/003/DM43.4/O	David Hurst	Object	DM43.4 128	<p>I object to the use of the site for housing.</p>		No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

1904/01/002/DM43.4/O	Emma Smith	Object		DM43.4 128	I am writing to object to the use of the following five sites for housing . Land at poppy lane reference number 128 . Stroud green pumping station, 140 primrose lane reference number 504 . Land to the west of shirley oaks road and to the rear of beech house and ash house reference number 542 . Land to the rear of 5-13 Honeysuckle gardens reference number 548 If the council will not keep them as metropolitan open land these five site should at least be designated as local green spaces		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
1913/01/001/DM43.4/O	Andrea Swaby	Object		DM43.4 128	I hereby would like to register my serious OBJECTION to the councils proposal to build 750 new homes in Shirley OAK road and 35 new homes on shrub lands estate to create gypsy traveller sites. As I live on Devonshire I also have serious object to allow 4 storeys in this area		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
1918/01/002/DM43.4/O	Mr Gareth Champion	Object	Soundness - Justified	DM43.4 128	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

1923/01/001/DM43.4/O	Jane Anson	Object	DM43.4 128	<p>I have just read a letter from Mick Hewish, Resident Director of Shirley Oaks Management Ltd and I would like to object to the proposals for developing areas around Shirley Oaks. These are as follows: Ref: 541 Shirley Oaks Road East side; Ref: 542 Shirley Oaks Road West side; Ref: 548 Land rear of Honeysuckle Gardens; Ref: 128 Poppy Lane; Ref: 504 Water Board HQ Primrose Lane. The high density of new homes would put considerable strain on the environment, including overcrowding, drainage, traffic and</p>	<p>Objection to the allocation of site 128, Poppy Lane for proposed development as the high density of new homes would put considerable strain on the environment, including overcrowding, drainage, traffic and parking.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
1924/01/003/DM43.4/O	Pamela Lees	Object	DM43.4 128	<p>I strongly object to many of the proposed developments within the Shirley area. I believe that allowing low rise developments around Shirley library will alter the balance of properties in that area, which are mainly detached and semi detached. People have moved to this 'sought after area' precisely because of its current character. I also object to the intensive developments proposed on the Metropolitan open land around Shirley Oaks. We need open land to reduce carbon emissions, for wildlife and for our own well being. Both of the above developments would put a huge strain on the services in the area, schools, doctors, busses and the already congested road system. I urge you not to progress with these proposals.</p> <p>I also think that the two proposed travellers site in Shirley are inappropriate as they would be on Green Belt land, which is against your own policy and would be a blight on one of the few areas that are beautiful and wildlife friendly within Croydon.</p> <p>I am always defending Croydon to those that mock it, saying that we have some lovely open spaces in which to walk and enjoy the diversity of nature. They only see the high rise blocks and litter. If these proposals go ahead, Croydon will have nothing left to commend itself.</p>		No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

1926/01/040/DM43.4/O	Councillor Luke Clancy	Object	Soundness - Justified	DM43.4 128	Site 128, Land at Poppy Lane, is identified as suitable for 51 to 107 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Woodmere Avenue and Woodmere Gardens.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.	
1942/01/002/DM43.4/O	Margaret West	Object		DM43.4 128	object to the dedesignation of Metropolitan Land and propped use for housing at sites 128 504 502 541 542 and 548. if development is allowed it will impact on the sense of community and have an adverse impact of trees and could be subject to flooding. It would also impact on access arrangements and the wildlife	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.	
1954/04/001/DM43.4/O	John Coppard	Object	Soundness - Justified	DM43.4 128	This land was designated by Croydon Council in 1985 as "Amenity Open Land" because of our under-sized gardens & transferred to a Management Company, with each property owner as a shareholder in that company.	If the council will not keep it as Metropolitan Open Land it should at least be designated as Local Green Space.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

1993/01/001/DM43.4/O	Graham & Kate Marsden	Object	DM43.4 128	Shocked at the scale of proposals for Shirley and will fundamentally change the nature of the area. Front gardens are an assets to the local street scene. The proposals for focussed intensification associated with gradual change of an areas local character under Policy DM31.4 put this stability at risk, and may have an impact on the services we all need from the Council. Object to the de-designation of MOL - at a minimum it should be designated as local green space. We object to this site being used for residential use as it would change the character of the area, overload the already difficult local road structure. It would damage the vital green corridor between Shirley Oaks and the surrounding areas and reduce the habitat for wildlife.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2022/01/004/DM43.4/O	Joe Rowe <i>Shirley Hills Residents Association</i>	Object	DM43.4 128	This land is designated as Metropolitan Open Land and there is no justification for re-designation. An increase of up to 741 homes on this land would put local services including schools, transport and already crowded roads under further pressure.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2035/01/006/DM43.4/O	Mrs Lorraine Cox	Object	DM43.4 128	I have just received a letter about proposals to Shirley Oaks Village open land being built upon. We have lived here happily for 13 years. We want to say we don't want houses or a gypsy site down the road. I will be writing to my local MP Gavin Barwell to defend our way of life in Shirley Oaks village. Leave our open / green spaces alone.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

The proposal to build new houses in Poppy Lane does not fall within the Strategic Objectives because:-

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

Objective 2: This development will not Foster an environment where existing enterprise can prosper, but will reduce enterprise  
Objective 4: This development will not reduce social, economic and environmental deprivation. It will not reduce unemployment, improve skills and education and improve environmental conditions, the development is not in keeping with the surrounding area.  
Objective 5: This development is not high quality and will not enhance the borough's natural environment but will reduce the natural environment by turning a green area into housing  
Objective 7: This development will reduce the area as a safe, healthy and cohesive community but making the area overcrowded with residential property  
Objective 10: This development will reduce the quality and accessibility of green space and nature.

If this development is undertaken it will not deliver the strategic objective. This development will compromise the ability of future generations to meet their own needs. The development will change the outlook and community within the South Croydon area and future generation will suffer because of this.

This proposed development of new housing in Poppy Lane is not within keeping of the current development within this area. Shirley comprises of large semi and detached houses with large green areas. This development is in no way in keeping with housing in the area.

Changing a green area to an area of residential housing will cause harm and reduce the outlook of the area and is not in keeping with the surrounding area

Building a travelers site will increase noise levels and ruin the character of the area and this development would overwhelm this green area.

Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

This development would diminish the area of green fields and recreational land within the area.

2056/01/024/DM43.4/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment		DM43.4 128	Site 128, Land at Poppy Lane, is identified as suitable for 51 to 107 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Woodmere Avenue and Woodmere Gardens;	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2062/01/040/DM43.4/O	Councillor Jason Perry <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 128	Site 128, Land at Poppy Lane, is identified as suitable for 51 to 107 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Woodmere Avenue and Woodmere Gardens.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2067/02/003/DM43.4/O	Stephen Baker	Object		DM43.4 128	I also object to the development on Shirley oaks, as a resident who used to live there on Shirley oaks, any more development on this land would over burden what is already a road system that can not cope with the buses and tight turns that have been made on the estate, it's would also ruin the feel of Shirley.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

2071/01/040/DM43.4/O	Councillor Mario Creatura <i>London Borough of Croydon</i>	Object	Soundness - Justified DM43.4 128	Site 128, Land at Poppy Lane, is identified as suitable for 51 to 107 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Woodmere Avenue and Woodmere Gardens.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2081/01/002/DM43.4/O	Stuart & Monique Woodrow	Object	DM43.4 128	Development at thi site would be detrimental to the openness,character , visual amenity and setting of Metroplitan Open Land. It would affect the residential amenity and result in the loss of trees and vegetation to the detriment of the surrounding area.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2081/02/001/DM43.4/O	Stuart & Monique Woodrow	Object	DM43.4 128	We do accept that Croydon does need to provide new housing but this has to be on appropriate sites, i.e. previously developed land and not grenfield/metropolitan open land. We are firmly against this idea as it would set a precedent for inappropriate development/piecemeal development.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

2083/01/019/DM43.4/O	Mr Stewart Murray Greater London Authority	Object	DM43.4 128	The de-designation of the MOL at Shirley Oaks Hospital could have significant implications for local character and the amenity of local residents.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2096/01/001/DM43.4/O	Alfred Lancaster	Object	DM43.4 128	I and many residents in Shirley object to the following. 700 new homes to be built in Shirley oaks village with no provision for extra facilities like schools, doctors etc.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2128/02/001/DM43.4/O	Cllr Steve O'Connell AM	Object	DM43.4 128	I object to the de-designation of Metropolitan Open Land for the purpose of house building. My objection references MOL bearing the same protection from development as the Green Belt. If the Council will not agree to maintain the MOL status, designation as Local Green Space would lessen the negative impact on the local environment. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Woodmere Avenue and Woodmere Gardens.	The site should be at least designated as Local Green Space.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

2131/01/001/DM43.4/O	Ronald H. Street	Object	DM43.4 128	<p>I am emailing to object to the following proposal ref 128 . If the Council will not keep the land as MOL it should at least be designated as Local Green Spaces.</p> <p>I am particularly concerned about the effect of local roads that the suggested development will have as, when Heron Homes built the original development some years ago they were prevented by the local council from building the number of houses now proposed because of inadequate access roads onto the estate. Under present conditions the A232 Wickham Road is particularly subject to traffic delays especially in term time. Your proposed developments would also have a detrimental effect on our already crowded local schools and doctor's surgeries.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
2135/01/001/DM43.4/O	Mrs Susan Lockyer	Object	DM43.4 128	<p>It is accepted that more housing is needed but this site could not be developed in addition to site 541 or 542. It would have to be one only. Some may be achievable but certainly not 107. The land is privately owned and houses were purchased in the knowledge that this was the case and cannot therefore be built on. The local management company maintains the green area, suitable for wild life. It is used by residents as the properties do not have private gardens. The road around the estate is already congested with private cars making the bus route difficult. It is not deliverable as planned and therefore it will not meet the present needs, let alone future needs. There will be transport issues, sprawl and social problems as a result.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
2145/02/002/DM43.4/O	Paul Vernon & Natalie Payne	Object	DM43.4 128	<p>I am writing to object to: The de-designation of the five pieces of land as metropolitan open land and their proposed use of housing land at poppy lane reference number 128. I feel that building more houses on the green land would totally destroy the wildlife in the area and would ruin an area of beauty, and that the one road into the village wouldn't be able to cope with more traffic as its already busy.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

2147/01/006/DM43.4/O	Patrick Thomas	Object	DM43.4 128	I am writing at this time to record my objections on the following basis - the use o this site ,128, for housing	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2185/01/001/DM43.4/O	Jonathan E Miller	Object	DM43.4 128	Site 128 . I object to this.I am writing to you with regard to the recent changes in Planning policies by Croydon Council and their impact on the designation of grass areas in Shirley Oaks Village. These areas weere formerly designated as Metropolitan Open Land and had protection form being built on . However my understanding is that these areas may now be changed to no Metropolitan Land thus allowing their use for future housing developments. As a resident of Shirley I would like to point out that our land was designated as 'Amenity Open Land ' in 1985 by Croydon Council because of our undersized gardens and transferred to a Management Company, with each property owner as a shareholder of the Company. Whilst I fully accept the need for new housing in Croydon, in particular affordable housing for first time owners, it is clear the sheer scale of the proposed development and the resultant destruction of a precious greenfield site in Shirley Oaks Village that I object to. I would have no issue with a much smaller scale development of the village, as part of an overall plan for Croydon where new housing was primarily targetted toward development of brownfield sites under the council's jurisdiction. I urge you to consideration of my suggestions in the weeks ahead and look forward to receiving feedback in due course.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

2195/01/001/DM43.4/O	Mrs Jane Smith	Object	DM43.4 128	Object to development on these sites as they are MOL and amenity land used by surrounding residents. This would be detrimental to the area as the existing houses on the Estate have undersized gardens and would be obtrusive and lead to increase in traffic and access problems and noise issues	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2225/01/002/DM43.4/O	Mr William Wright	Object	DM43.4 128	Object to the development on the community land in Shirley	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2301/01/003/DM43.4/O	Breda Mohan	Object	DM43.4 128	I object to the use of the Land at Poppy Lane reference number 128 for housing:	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

2302/01/002/DM43.4/O	Brenda Stratford	Object		DM43.4 128	The use of the following 5 sites for housing; ref no. 128, 504, 541, 542, 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as local green spaces		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2371/01/003/DM43.4/O	Christopher Palmer	Object		DM43.4 128	I object to the use of the Land at Poppy Lane reference number 128 for housing:  If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.  Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.  I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2429/02/010/DM43.4/O	Mr & Mrs E Abdul-Nabi	Object	Soundness - Justified	DM43.4 128	Object to the use of this site for housing.	If the Council will not keep it as Metropolitan Open Land it should be at least designated as Local Green Space.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

2448/01/040/DM43.4/O	Andy Stranack Croydon Council	Object	Soundness - Justified DM43.4 128	Site 128, Land at Poppy Lane, is identified as suitable for 51 to 107 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Woodmere Avenue and Woodmere Gardens.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2450/01/004/DM43.4/O	Mr & Mrs Jeffrey	Object	DM43.4 128	I thoroughly object to these proposals, the traffic has built up over time and I wouldn't even want to begin to imagine what Shirley Oaks would be like if another 600+ homes were to be built, that would be practically doubling the size of Shirley Oaks as it is at present.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2450/02/002/DM43.4/O	Mr & Mrs Jeffrey	Object	DM43.4 128	I will be objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

2539/01/005/DM43.4/O	Lydia Benady	Object		DM43.4 128	We strongly object to the changes to designations of our grass areas. As a resident and shareholder I point out that our land was designated by Croydon Council in 1985 as Amenity Open Lan because of our under-sized gardens. This land is for our use. Not only would building be detrimental to our health and well being but also to the varied and protected wildlife that we have. There are plenty of rundown places in Croydon which should be regenerated and can be built on without impinging into our green spaces.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2540/01/001/DM43.4/O	Mrs Sandra Cooper	Object	Soundness - Justified	DM43.4 128	I object to the designation of Metropolitan Open Land around Shirley Oaks enabling parts of this land to be used for housing and in particular site 548, with which I have an adjoining boundary. Should the Council not keep this land as Metropolitan Open Land these spaces should at the least be designated as Local Green Space.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2541/01/003/DM43.4/O	Ms Susanne Million	Object		DM43.4 128	I object to the use of the site for housing.  If the Council will not keep this site as MOL, it should at least be designated as Local Green Spaces.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

2544/01/003/DM43.4/O	Sara Palmer	Object	DM43.4 128	<p>I object to the use of the Land at Poppy Lane reference number 128 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
2558/01/001/DM43.4/O	Miss Margaret A Williams	Object	DM43.4 128	<p>I wish to register my objection to the proposed plans for the housing development on the green areas around the Shirley Oaks Estate.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

2564/01/002/DM43.4/O	Mrs Shirley M Kell	Object	DM43.4 128	<p>Our LocalGreen Belt should remain as such and not dedesignated as Metropolitan Open Land which then could be used for new housing. I strongly object to this proposal. Plans for residential development:-</p> <p>Ref.No.128- the land at Poppy Lane is identified as suitable for 51-107 homes.</p> <p>Ref.No.504-Stroud Green Pumping Station,140 Primrose Lane including the conversion of the locally-listed pumping station, is identified as suitable for 26-68 homes.</p> <p>Ref.No.541- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for SD-215 homes.</p> <p>Ref No.542 -land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes.</p> <p>Ref.No.548 -land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes.</p> <p>Development on any of these sites would change the whole character of the area, and surely add to the congestion of local roads, which would increase the risk of accidents</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
2565/01/002/DM43.4/O	Ms Karen Fletcher	Object	DM43.4 128	<p>We wish to register our objection to the proposals to change the policy map 43 in relation to Metropolitan Open Land at Shirley Oaks Village. Like many residents we purchased our home on the understanding that the MOL was owned by the residents themselves and would not be developed. It was a strong factor in our decision to purchase our house. The land itself was transferred to the management company by a transfer dating 30 July 1991 made between Heron Homes Limited and Shirley Oaks Management Limited. The third schedule to this transfer contains restrictive covenants and I have attached the relevant clauses. These clauses state that the land is to be used as open space so I do not understand how you can ignore this and grant planning permission to build houses. We understand the need for more housing but feel that this is not the way forward. It would be far better to look at the buildings/land owned by the London Borough of Croydon first to see which could be used as residential properties. The old Ashburton Library in Ashburton Park is such a building that could be redeveloped and used for housing and I am sure there are many more.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

2566/01/003/DM43.4/O	Mrs S White	Object		DM43.4 128	I object to the use of the Land at Poppy Lane reference number 128 for housing:	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2569/01/002/DM43.4/O	Mr John Booroff	Object	Soundness - Justified	DM43.4 128	<p>Please note that I wish to object to the proposals set out in reference numbers 504, 541, 542, 548 and 128, for the following reasons</p> <ul style="list-style-type: none"> <li>• There has been insufficient notice of the consultation period, and the proposals are not clearly set out as pertaining to Shirley Oaks Village.</li> <li>• This land is designated as Metropolitan Open Land, and I do not agree that it does not meet the criteria, as it does contribute to the physical structure of London, and there currently are open-air facilities, which serve significant parts of London.</li> <li>• Increasing the housing density in this development will have a detrimental effect on the overall environment, and will decrease the value of these homes, as the development contains smaller gardens than those originally planned, and the surrounding green spaces were left vacant to compensate for the lack of adequate open space.</li> <li>• Any change in the restrictions will adversely affect the accessibility to nature and wildlife of the area, which contains features of metropolitan importance.</li> <li>• There is inadequate infrastructure in the locality to accommodate such an increase in population</li> <li>• There has not been a true 'fit for purpose' investigation of the 'brownfield sites', which already exist in the borough, or of other open land which could be used without.</li> </ul> <p>In view of the above please register my objection to all five proposals, and please acknowledge receipt of this email.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

2573/01/002/DM43.4/O	Mr Keith Harris	Object	DM43.4 128	Development Reference Numbers 541,542,548,128,504  This we cause dangerous increase traffic through Shirley Oaks Road & Primrose Lane, and also increase parking by the Synagogue which is bad at the best of times	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2574/01/004/DM43.4/O	Mr Lewis Reynolds	Object	DM43.4 128	I wish to object to planned proposals; ref:128. These planned proposals will not fit within the current aesthetics of the estate so please accept this email as an objection to the proposal.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2578/01/005/DM43.4/O	Mr Tau Wey	Object	DM43.4 128	I am concerned about this proposal. When I bought my house in Angelica Gardens, Shirley Oaks Village, it was my understanding that I would also become a communal owner of the surrounding Amenity Open Land. This was guaranteed by each freeholder in Shirley Oaks owning a share of the Shirley Oaks Management Limited, which in turn owns and manages the Amenity Open Land. Like many residents, I purchased my house partly due to the pleasant areas of green space available in my surroundings. I also think that the character of the current surrounding gives each property the value that it currently has. I would also object to attempts by Croydon Council or other agencies to attempt to purchase the land from Shirley Oaks Management Limited in the future.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

I am emailing to outline my objections to the planning notices in relation to the above reference numbers which concern land near to Shirley Oaks Road, Honeysuckle Gardens, Poppy Lane and Primrose Lane.

I object to these proposed developments for the following reasons:

1. The move to unravel the protection of Metropolitan open land from significant housing developments is a disappointing and avoidable move by Croydon Council. This sets an unnecessary precedent. This land should be protected by its designation and the council has sufficient options elsewhere in the borough on land that has no such designation.
2. Much of the land concerned was designated by Croydon Council in 1985 as "Amenity Open Land" because of the under-sized gardens of many of the Shirley Oaks property. I live with a young family on Shirley Oaks with a very small garden and object to the loss of this open land which is regularly used by young families and residents of the area who do not have large gardens or any gardens at all in some instances.
3. Such proposals will unduly change the character and desirability of the local area which is defined by its open space. Shirley Oaks remains one of the few genuine peaceful residential areas within the borough and such thoughtless development will threaten this.
4. The roads leading to Shirley Oaks are roads not given to significant volumes of traffic. Increasing the density of the population within the immediate area as substantially as you are proposing creates challenges for traffic and parking. The scale of the developments will exponentially increase the volume of traffic and create challenges for parking.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

2582/01/006/DM43.4/O	Ms Ellie London	Object	DM43.4 128	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2583/01/003/DM43.4/O	Sue Ridenton	Object	DM43.4 128	I would like to raise my objection to the proposed land changes for the Ref. 128 - Poppy Lane, up to 107 new homes The land we are talking about above was designated by Croydon council in 1985 as Amenity Open Land, because of our under-sized gardens and transferred to the Management Company - with each property owner as a shareholder in that company. No one in the village will want any more homes built the open space keeps the village unique and a nice place to live. Any more homes will not enhance the village at all and of course will lower our house prices and a GYPSY site what on earth are the council thinking !!	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2585/01/002/DM43.4/O	Ms Rachel James	Object	DM43.4 128	I object to the following proposal for shirley oaks village. Ref: 541, Ref: 542, Ref: 548, Ref: 128, Ref: 504 I love my home currently on shirley oaks our gardens are considerably in the small side and I daily take walks on to the land with have with my 2 children and husband. I feel this would depreciate the area and I wouldn't be happy with any of the above plans.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

2599/01/002/DM43.4/O	Helen Armstrong	Object	DM43.4 128	I am writing to register my household's objection to the proposed development. The projected number of homes will impact dramatically not only on the existing residents and the open feel of the site, but essentially on the transport infrastructure. Wickham Road is a major route, prone to congestion at peak hours and any significant increase in road users will have a dramatic knock on effect not for residents and also for commuters in all directions. The Trinity roundabout is a major junction with many bus routes passing through, this would grind to even more of a halt. The potential number of proposed properties is unacceptably high.	Objecton to proposed development of the site 128	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2605/01/024/DM43.4/O	Ian Broyd	Object	DM43.4 128	If the Council will not keep them as Metropolitan Open Land, the five sites should at least be designated as Local Green Spaces and not used for housing.	The site should be Local Green Space.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2614/01/001/DM43.4/O	Nicola Hodgson <i>The Open Spaces Society</i>	Object	DM43.4 128	The Society objects to the proposals to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and on land surrounding Shirley Oaks Village, in particular the proposals on page 68. This land is currently protected from development similar to protection of green belt land. The Society objects in principle to the decision of the council to de-designate land currently held as Metropolitan Open Land. Even if parts of the areas were designated as local green space, in accordance with the National Planning Policy Framework, there would still be a huge loss of open space. If development were allowed in these areas it would be detrimental to the amenity value of the area for the benefit of the public.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

2618/01/002/DM43.4/O	Miss P Jones	Object		DM43.4 128	<p>Having lived in Shirley for over 50 years I strongly object to Croydon Council plans to de-designate the Metropolitan open land so that most of this land can be used for new housing. At the moment it has the same Protection as Green Belt.</p> <p>Firstly, this would entail the loss of a vital green corridor between Shirley Oaks and the surrounding area, changing the character of the area, more importantly the road infrastructure couldn't cope with the additional traffic. Try getting out to the Wickham Road from Orchard Avenue in rush hour.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2635/01/034/DM43.4/O	Paul Sandford <i>Bourne Society</i>	Object		DM43.4 128	<p>Land at Poppy Lane, is identified as suitable for 51 to 107 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Woodmere Avenue and Woodmere Gardens</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2657/01/027/DM43.4/O	Rebecca Pullinger <i>CPRE London</i>	Object	Soundness - Effective	DM43.4 128	<p>The more specific site allocations represent a large reduction in the amount of designated and non-designated open space. While we acknowledge the need to build new homes and associated infrastructure such as schools, Croydon's growing population also needs quality open spaces for all the human amenity and ecosystem services which they provide. We object to the proposed development on green spaces, which are currently designated, and should remain designated, as part of the Shirley Oaks MOL. As mentioned as part of our response to SP7, we feel that most of the site still warrants its MOL designation. We object to the following site allocations as they will fragment the green space impacting on residents' amenity and wildlife's use of the area (both current and potential). Contrary to the council's statement in the Draft Local Plan, this site meets criteria for MOL in terms of its ecological value including nature conservation and habitat interest, with its mature trees and biodiversity, and has potential to be enhanced as per the NPPF and London Plan for leisure and recreation activities site.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

2663/01/001/DM43.4/C	Mrs Y Sussey		DM43.4 128	Object to proposals at this site because of the increased risk of flooding and adverse impact on air quality. New Housing should be on brownfield sites	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2665/01/003/DM43.4/O	Ms S Mawaziny	Object	DM43.4 128	I object to the use of the Land at Poppy Lane reference number 128 for housing:	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2682/01/002/DM43.4/O	Mr & Mrs Kellas	Object	DM43.4 128	I would say to the Council Croydon is full and kindly leave our precious Shirley open spaces and attractive streets alone, we don't need an odd assortment of blocks of flats amongst the semi-detached and small detached properties here, or in similar Croydon suburbs -it would be an architectural disaster along the lines of the 1950s concrete jungle development of the centre of Croydon. And we don't have the infrastructure to cope with more people, or the roads to cope with the traffic we already have.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3. Proposed Policy DM43 De-designation of Metropolitan Open Land around Shirley Oaks Village.  
I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least be designated as Local Green Space, for its protection from development.

This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form.

I also object to the following specific proposals for the building of new homes on this site, as detailed in Changes to the Policies Map arising from Proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan, Detailed Policies & Proposals:

Policy DM43, reference Site 128 to build new homes at Poppy Lane

Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over-subscribed as well as the already stretched social and healthcare facilities would be overloaded.

For the reasons given above:  
1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.  
2. The preferred approach is deliverable, but not acceptable.  
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations.  
4. I recommend that consultation documents of such importance are given much wider publicity.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

2706/01/004/DM43.4/O	Mr & Mrs Panagakis	Object		DM43.4 128	Object to the use of land at Poppy Lane (reference number 128) for housing	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2720/01/004/DM43.4/O	Mr & Mrs C P Smith	Object		DM43.4 128	Object to this site as this land was designated to residents of Shirley Oaks village as amenity open land in 1985 because of the undersized gardens and transferred to the management company. The Land should remain Green Belt	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2721/01/006/DM43.4/O	Mr A Zelisko	Object	Soundness - Justified	DM43.4 128	I object to the use of this site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

2736/01/002/DM43.4/O Mr & Mrs Hunt	Object	DM43.4 128	<p>I am writing to object to: The use of the following five sites for housing:</p> <ul style="list-style-type: none"> <li>•Land at Poppy Lane reference number 128</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane reference number 504</li> <li>•Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541</li> <li>•Land to the west of Shirley Oaks Road reference number 542</li> <li>•Land to the rear of 5-13 Honeysuckle Gardens reference number 548</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. People buy property on Shirley Oaks Village because of the green open spaces, the peace and tranquillity, the beautiful old Oak Trees. You cannot suddenly take that away these surroundings; people have spent hard earned money to live on this Village. Residents also pay for maintaining these green open spaces. The service road will not take any more traffic; two buses can hardly pass, and indeed were not supposed to drive round the estate together because of the small service road. There is a hospital and ambulance station on the estate, and any increase in traffic will interfere with their services.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
2737/01/005/DM43.4/O C Banks	Object	DM43.4 128	<p>We are writing to object to the use of the following five sites for housing</p> <ul style="list-style-type: none"> <li>- Land at Poppy Lane, reference number 128</li> <li>- Stroud Green Pumping Station, 140 Primrose Lane, ref no. 504</li> <li>- Lane to the East of Shirley Oaks Road and to the rear of Beech House and ash House reference number 541.</li> <li>- Land to the west of Shirley Oaks Road, ref number 542.</li> <li>- Land to the rear of 5-13 Honeysuckle Gardens, ref number 548.</li> </ul> <p>If council will not keep them as metropolitan open land, these sites should at least be designated as green spaces.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

2740/01/003/DM43.4/O	Mr Ian K White	Object		DM43.4 128	I object to the use of the Land at Poppy Lane reference number 128 for housing:	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2742/01/006/DM43.4/O	Mr E Tilly	Object		DM43.4 128	Object to this site as building on it would lead to a loss of greenspace between Shirley oaks and the surrounding area	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2745/01/002/DM43.4/O	Mrs Frances Pearce	Object	Soundness - Justified	DM43.4 128	I am writing regarding the Council's plans for a massive redevelopment in the Shirley Area. More houses mean more traffic on our already crowded roads. I no longer go into Croydon because of the journey times. How long would it be before the Council considered bringing in a congestion charge. When you build all these properties do you consider the local amenities and the effect that more people would have on these. Where are the school places for all of these children? Regarding doctors. Unless it is an emergency I have to wait at least a week for an appointment. This waiting time can only increase if there are more patients. Is it the Council's policy to build over green belt land to the detriment of locals? I sincerely hope not. I think you need to seriously reconsider these plans.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

2758/01/011/DM43.4/O Mr David Jenner

Object

DM43.4  
128

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

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2764/14/001/DM43.4/O Mr Derek Ritson  
Monks Orchard Residents Associa

Object Soundness - DM43.4  
Justified 128

These open spaces are collectively designated as Metropolitan Open Land. It would be disastrous to lose a link in this chain. THE SHIRLEY GREEN CHAIN  
The green open spaces of Shirley Oaks Village provide several links in the Shirley Green Chain. This chain starts at the South Norwood Country Park in the north and runs south through Ryland Fields, Long Lane Woods, Ashburton Playing Fields, the open spaces of Shirley Oaks Village, Trinity School playing fields, Shirley Park Golf Course and up to the Shirley Hills. From there the Green Chain continues through Heathfield, Bramley Bank Nature Reserve, Littleheath Woods and via Selsdon Park to Kings Wood at Hamsey Green. These open spaces are collectively designated as Metropolitan Open Land. It would be disastrous to lose a link in this chain. Planning Policy Guidance Note 9 - This guidance stresses the importance of nature conservation, not only on nationally important sites, but also suggests that many urban sites for nature conservation have enhanced local importance as a consequence of the relative lack of wildlife sites in built up areas. Statutory and nonstatutory sites which provide wildlife corridors, links or stepping stones from one habitat site to another, all help to form a network necessary to endure the maintenance of the current range and diversity of our flora and fauna. The Green Spaces in Shirley Oaks were designated as Metropolitan Open Land and today still meet the criteria for this protection. The sites (1) contain conservation and habitat interest of value at a metropolitan level and (2) forms part of the Shirley Green Chain. These are two of the criteria for Metropolitan Open Land. The Green Spaces in Shirley Oaks Village were designated as Metropolitan Open Land and today still meet the criteria for this protection. The sites (1) contain conservation and habitat interest of value at a metropolitan level and (2) form part of the Shirley Green Chain. These are two of the criteria for Metropolitan Open Land.  
  
These sites possibly have a section 52 agreement, and are part ownerships shared by each of the Shirley Oaks Village residents.  
  
Re-designation of MOL falls foul of the London Plan.  
  
Existing dwellings to be retained or

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

demolished? If retained the Site Area should be adjusted to take account of the existing dwellings: The Lodge, Beech House & Ash House? On the East site And the Synagogue and the two house (can't read their names) on the West side.

Infrastructure not specified to support development.

Schools are oversubscribed; GP Surgeries oversubscribed

Road system could not cope with the increase in traffic during peak travel times

Area has high water table and is subject to flooding.

London Plan

POLICY 7.17 METROPOLITAN OPEN LAND Strategic

A The Mayor strongly supports the current extent of Metropolitan Open Land (MOL), its extension in appropriate circumstances and its protection from development having an adverse impact on the openness of MOL.

Planning decisions

B The strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL.

LDF preparation

C Any alterations to the boundary of MOL should be undertaken by Boroughs through the LDF process, in consultation with the Mayor and adjoining authorities.

D To designate land as MOL boroughs need to establish that the land meets at least one of the following criteria:

- a) it contributes to the physical structure of London by being clearly distinguishable from the built up area
- b) it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
- c) it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan valued it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.

The London Plan 7.56  
The policy guidance of paragraphs

79-92 of the NPPF on Green Belts applies equally to Metropolitan Open Land (MOL). MOL has an important role to play as part of London's multifunctional green infrastructure and the Mayor is keen to see improvements in its overall quality and accessibility. Such improvements are likely to help human health, biodiversity and quality of life. Development that involves the loss of MOL in return for the creation of new open space elsewhere will not be considered appropriate. Appropriate development should be limited to small scale structures to support outdoor open space uses and minimise any adverse impact on the openness of MOL. Green chains are important to London's open space network, recreation and biodiversity. They consist of footpaths and the open spaces that they link, which are accessible to the public. The open spaces and links within a Green Chain should be designated as MOL due to their London-wide importance.

2775/01/040/DM43.4/O	Cllr Tim Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 128	Site 128, Land at Poppy Lane, is identified as suitable for 51 to 107 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Woodmere Avenue and Woodmere Gardens.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2776/01/040/DM43.4/O	Cllr Helen Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 128	Site 128, Land at Poppy Lane, is identified as suitable for 51 to 107 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Woodmere Avenue and Woodmere Gardens.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

2791/08/002/DM43.4/O	Peter Staveley	Object		DM43.4 128	<p>Do you think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3?</p> <p>No, the land is current Green Belt or Metropolitan Open Land or otherwise designated green land and should not be built on.</p> <p>I disagree that it "does not contribute to the physical structure of London". Just because it has no facilities does not mean that it is not an asset to the life of London. Yes, it is deliverable but should not be delivered on that land.</p> <p>No, it is not sustainable because it removes the need for green space for future generations.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
2812/01/040/DM43.4/O	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 128	<p>Site 128, Land at Poppy Lane, is identified as suitable for 51 to 107 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Woodmere Avenue and Woodmere Gardens.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
2829/01/040/DM43.4/O	Cllr Margaret Mead <i>Croydon Council</i>	Object	Soundness - Justified	DM43.4 128	<p>Site 128, Land at Poppy Lane, is identified as suitable for 51 to 107 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Woodmere Avenue and Woodmere Gardens.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

2841/01/027/DM43.4/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object		DM43.4 128	Site 128, Land at Poppy Lane, is identified as suitable for 51 to 107 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Woodmere Avenue and Woodmere Gardens;	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2842/01/040/DM43.4/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 128	Site 128, Land at Poppy Lane, is identified as suitable for 51 to 107 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Woodmere Avenue and Woodmere Gardens.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2857/01/004/DM43.4/O	Philip Talmage	Object		DM43.4 128	Residential development on either side of Shirley Oaks Road and around Shirley Oaks Village (reference numbers 128, 504, 541, 542, 548 on Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals) This is Metropolitan Open Land which is accorded the same level of statutory protection as the Green Belt. Changing this designation in order to allow building amounts to an abuse of the planning process. The area is liable to localised flooding, which anyway makes it unsuitable for residential housing. There appears to be no provision for additional infrastructure which would support the building of up to 750 new homes. In particular, local roads are already inadequate; morning traffic queues are already common in this area, especially towards the town centre. The proposals cannot but fundamentally alter the character of this part of Shirley, again, for the worse	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

2869/02/001/DM43.4/S	Tim Gilkinson <i>Gilkinson Holdings</i>	Support	DM43.4 128	The site is available and developable having electricity, water and gas supplies to the site already. Mains drainage is available in the road. We will be undertaking a topographical survey of the site and preparing a masterplan so that if the site is preferred as an allocation the number of dwellings can be identified.	Welcome support	
2869/01/001/DM43.4/S	Tim Gilkinson <i>Gilkinson Holdings</i>	Support	DM43.4 128	The site is deliverable for housing and does not meet the criteria for designation as Metropolitan Open Land. The site is deliverable within the next 5 years housing with trees being retained for public amenity and will help the Council in their delivery of a 5 year supply of housing. The owners is going to have a topographical survey of the land undertaken so that a masterplan can be prepared to ascertain the number of dwellings that can be delivered.	Welcome support	
2879/01/002/DM43.4/C	Mr Roy Saunders		DM43.4 128	object to the development at Poppy Lane for residential as it is protected land as MOL	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

2904/02/001/DM43.4/O	Mrs C E Wilson	Object		DM43.4 128	<p>The highway access is owned by Shirley Oaks Management Limited Company. The site is currently protected as Metropolitan Open Land. The designation should remain. If the decision to de-designate remains, the site should be designated local green space. Development of the site would not be consistent with the NPPF; nor would it be sustainable development for the reasons set out and those identified in respect to the objection to SP7. The highway is unadopted and is not suitable for use in relation to the potential development and is therefore inappropriate. The site is not deliverable because of the unadopted highway in private ownership. The highway network through Shirley oaks is already at saturation point and in any event any proposed residential development would generate an unacceptable amount of traffic. The site has a high water table and the area is prone to flooding which affects properties in particular at the boundaries to the land. Any development is likely to worsen this situation for those surrounding properties.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
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2905/03/001/DM43.4/O	Mr S F A Wilson	Object	Soundness - Justified	DM43.4 128	<p>The highway access to the site, Poppy Lane, is owned by the Shirley Oaks Management Limited (Company). It is also currently designated Metropolitan Open Land. This designation should remain or at least be replaced by Local Green Space.</p> <p>The highway is unadopted and is not suitable for use in relation to potential development. The proposal is therefore inappropriate. The site is not deliverable because of the unadopted highway in private ownership.</p> <p>The existing highway network in Shirley Oaks is at saturation point and new development would generate an unacceptable amount of traffic.</p> <p>The site has a high water table and the area is prone to flooding which affects properties in particular at the boundaries to the land. Any development is likely to worsen this situation for those surrounding properties.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
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2910/02/002/DM43.4/O Ms Debbie Butler

Object

Soundness -  
Justified

DM43.4  
128

I object to the use of the following five sites for housing:  
•Land at Poppy Lane reference number 128;  
•Stroud Green Pumping Station, 140 Primrose Lane reference number 504;  
•Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;  
•Land to the west of Shirley Oaks Road reference number 542; and  
•Land to the rear of 5-13 Honeysuckle Gardens reference number 548;  
If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

I write concerning Croydon Council's proposals contained in the consultation document of the Croydon Local Plan that includes the re-designation of Metropolitan Open Land in Shirley and specifically within the confines of Shirley Oaks. I consider these proposals and others listed above to be inappropriate as they would significantly change the character of the area in which I have lived all 61 years of my life and I wish to add my voice to those already expressing concerns and objections about these proposals.

I strongly object to the proposal to re-designate Metropolitan Open Land to facilitate the building of new homes on land in Shirley Oaks and the provision of temporary or permanent traveller/gypsy sites in areas that are acknowledged by the Council to be in the green belt at Coombe Farm and Coombe Lodge Nurseries in Conduit Lane.

These proposals are totally out of keeping with the character of the area which predominantly comprise owner-occupied semi and detached homes. Surely areas considered to be brownfield sites are more appropriate than the unacceptable use of Metropolitan Open Land?

The proposals affecting the area surrounding Shirley Library are also of concern as this would adversely change the character of the area and potentially result in the establishment of additional unsightly car- parking sites on the south side of Wickham Road, similar to that at the front of the Shirley Medical Centre at 370 Wickham Road.

2924/01/002/DM43.4/O	Mr Roohi F Khan	Object	DM43.4 128	<p>This area of land Is privately owned. Previous planning applications have been rejected by Croydon Council as unsuitable for residentialbuilding, a gardenof remembrance and a Nursing Home.</p> <p>This area is prone to flooding and has a high water surface level,adjacent residential proprieties both within the Shirley Oaks, Monks Orchard,the Shirley Oaks Hospitaland the land within - Addiscombe,Woodside and Shirley leisure Gardens Ltd experience this. It Is noted Croydon Coundl removed the Tree Protection Orders for many of the trees In this area, this has increased the high surface water level leading to.further risk of flooding and drain collapse. Previous Environment Asency sstudies have been conducted. There Is evidence of much wildlife Including badger runs .set\$ In thfs area.</p> <p>The proposed residential development In this particular area would result In further Joss of trees, lossof visual amenJty,Increased traffic generation and parking In Poppy Lane and the perimeter road(Primrose Lane} therefore resulting In Increased road congestion and risk fn terms of road and personal safety (due to inaeased environmentalpollution).</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
2931/01/006/DM43.4/O	Mr John Newman	Object	DM43.4 128	<p>I object to the use of the site for housing.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

2948/01/001/DM43.4/O Mrs Carolyn Dare

Object Soundness - DM43.4  
Justified 128

I raise strong objection to the allocation of this site for development. I am a shareholder in Shirley Oaks Management Company which owns the land and maintains it. I pay a quarterly charge towards its upkeep. The traffic is already too much for the road through the village. Please do not allow our village to be destroyed.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

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The proposal to build new houses in Poppy Lane does not fall within the Strategic Objectives because:-  
Objective 2: This development will not Foster an environment where existing enterprise can prosper, but will reduce enterprise  
Objective 4: This development will not reduce social, economic and environmental deprivation. It will not reduce unemployment, improve skills and education and improve environmental conditions, the development is not in keeping with the surrounding area.  
Objective 5: This development is not high quality and will not enhance the borough's natural environment but will reduce the natural environment by turning a green area into housing  
Objective 7: This development will reduce the area as a safe, healthy and cohesive community but making the area overcrowded with residential property  
Objective 10: This development will reduce the quality and accessibility of green space and nature.  
This proposed development of new housing in Poppy Lane is not within keeping of the current development within this area. Shirley comprises of large semi and detached houses with large green areas. This development is in no way in keeping with housing in the area.  
Changing a green area to an area of residential housing will cause harm and reduce the outlook of the area and is not in keeping with the surrounding area  
Building a travelers site will increase noise levels and ruin the character of the area and this development would overwhelm this green area.  
Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.  
This development would diminish the area of green fields and recreational land within the area.

this development will compromise the ability of future generations to meet their own needs. The development will change the outlook and community within the South Croydon area and future generation will suffer because of this.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

2974/01/003/DM43.4/O	Jane Bowden	Object	Soundness - Justified DM43.4 128	2) I understand that the Council are seeking to de-designate various pieces of land on either side of Shirley Oaks Road and around Shirley Oaks village, so that it is no longer Metropolitan Open Land, with a view to potentially building between 304 and 751 new homes. (Reference numbers 128, 504, 541, 542 & 548). Open, green land is essential to maintain a pleasant living area, and to maintain the character of the area. In addition, this number of additional dwellings would seriously overwhelm the local infrastructure. In particular, the local road infrastructure could not cope with the additional traffic.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.	
3001/01/002/DM43.4/O	Mr John Helen	Object	DM43.4 128	<p>First, the Council plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village (page 68, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals). Metropolitan Open Land has the same protection from development as the Green Belt.</p> <p>The Council is proposing to remove this designation so that most of this land can be used for new housing. The draft Local Plan identifies five sites:</p> <p>the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 128);</p>	<p>I will be objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.</p> <p>I am happy for the Council to replace under-used garages with much-needed homes, but I will be objecting to building on precious open space.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3002/01/002/DM43.4/O	Mr John Hitchcock	Object	DM43.4 128	<p>Our family has lived on Shirley Oaks Village approx 20 years ago and understood the village to be a Private estate and I am writing to object to the de-designation of the open land around the village and to the use of five sites for housing.</p> <p>The land rightfully belongs to the residents, the area and roads will become congested and property values will decrease.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.	

3005/01/008/DM43.4/O	Mr John Roberts	Object		DM43.4 128	<p>I am writing to object to: The use of the Land to the west of Shirley Oaks Road, reference number 542, for housing:</p> <p>If the Council will not keep these areas as Metropolitan Open Land, these 5 sites should at least be designated as Local Green Space.</p> <p>My objections are based on the following:</p> <ul style="list-style-type: none"> <li>i. The change in local designation and subsequent development would lead to a material reduction to an important green space and amenity within a basically urban area,</li> <li>ii. The effect and congestion on the local infra-structure which would be caused by the building of more housing to an already densely developed site,</li> <li>iii. The effect on existing property values of property to Shirley Oaks and surrounding areas caused by the reduced amenity and congestion.</li> </ul> <p>I urge that the Council should take these and other objections in consideration and not continue with their plans to re-designate the areas described above</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
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3010/01/004/DM43.4/O	Mr Joseph Rowe	Object	Soundness - Justified	DM43.4 128	<p>Land currently designated as Metropolitan Open Land at Poppy Lane, Stroud Green Pumping Station, to the east of Shirley Oaks Road, to the west of Shirley Oaks Road and to the rear of 5-13 Honeysuckle Gardens has been identified as suitable for up to 741 homes (pages 445-446, 451-452, 453-454, 455-456, 457-458 Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference numbers 128, 504, 541, 542 and 548).</p> <p>I object to these proposals on the grounds that:</p> <p><input type="checkbox"/> This land is designated as Metropolitan Open Land and there is no justification for re designation. An increase of up to 741 homes on this land would put local services including schools, transport and already crowded roads under further pressure.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
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3017/01/003/DM43.4/O	Mr Chris Connor	Object	DM43.4	<p>2. REF:128, REF:504, REF:541, REF:542, REF:548 (Shirley Oaks Village)</p> <p>Once the area surrounding Shirley Oaks Village is re-designated the Council plans to build 751 homes on 5 separate sites.</p> <p>Supposing the average house is for 4 people, 3000 people in total will move to the area. The housing will attract families - potentially half being children. The Council mention no where in their 700 page document about the building of new schools (primary and secondary) nor the building of doctor surgeries, nor the expanding of the local shopping area let alone the already stretched local road infrastructure. Our local area can't cope as it is - St John's primary school has applied for an extension to cope with the current demand on its places. During rush hour buses frequently don't stop at bus stops because they are full. Traffic is often diverted down our road, Shirley Church Road, if there is an accident on Wickham Road or Gravel Hill. The dual carriage way (Shirley Park) is crawling along during rush hour. The council are planning to add another 1000 plus cars to this equation. Shirley is often described according to estate agents as leafy, popular, excellent schools. By building 751 more homes the character of the area will change completely.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including infrastructure servicing, ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
3028/01/003/DM43.4/O	Mr Nick Barnes	Object	DM43.4	<p>Having read both local plans for the shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.</p> <p>None of these plans will benefit Shirley and I object to them all.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

3029/01/002/DM43.4/O	Mr Paul Newton <i>Addington Village Residents Assoc</i>	Object	Soundness - Justified DM43.4 128	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3041/01/001/DM43.4/O	Sarah Minter	Object	DM43.4 128	I strongly object to the proposed development plans for the Shirley Area. I have lived here all my life and have seen a steady influx of people, and a massive reduction in the green space in the area. The roads are already far too congested and the social infrastructure is already struggling to cope with the number of residents. There are many areas in the Croydon borough much more suited to such large scale development. I am thinking particularly of areas around Purley Way. There are also many brown field sites in the borough that could be put to more effective use as housing without affecting the green areas. I guess the council prefers to redevelop the green areas rather than the brown field areas due to cost. As I said I do not want my local area turned into a concrete jungle where there is nowhere for people to relax in the open.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3045/01/002/DM43.4/O	Mr Stuart Marsh	Object	DM43.4 128	I object to the use of the site for housing.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3047/01/003/DM43.4/O	Mr Brian Jacobs	Object	DM43.4 128	<p>I am writing to object to all the proposed changes and plans affecting the Shirley neighbourhood as advised to me by Gavin Barwell and the Executive Committee of Spring Park Residents Association.</p> <p>1) I object strongly to any plans to change the definition of existing land and use.</p> <p>2) When dealing with the further extension of Shirley Oaks site I am disturbed by the fact there are just two access points i.e.. Shirley Road and Wickham Road the later being onto the A232 which is very busy all day and particularly during rush hour periods, when traffic backs up westwards to the Shirley Road roundabout and beyond.</p> <p>3) The proposals for Shirley Oaks, given to me indicate land being suitable for between 304 and 751 additional homes. As many properties nowadays have at least one car this will have a serious additional congestion to Shirley and Wickham Roads.</p> <p>4) Additionally, development of this size would have a serious demand on existing schools (primary particularly), doctors and other local</p>	I am writing to object to all the proposed changes and plans affecting the Shirley neighbourhood	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
3072/01/002/DM43.4/O	Christine McCarthy	Object	DM43.4 128	<p>I object to all the proposals set out for new housing and travellers sites in Shirley. I feel it will ruin the area by taking up all the open spaces.</p>		No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

3076/01/002/DM43.4/O	Claire Hunt	Object	DM43.4 128	<p>I am writing to express my objection to the proposals of development to the Shirley oaks estate, on website <a href="http://www.croydon.gov.uk/policiesmap">www.croydon.gov.uk/policiesmap</a> on "Changes to the policy Map 43" those being:-</p> <ul style="list-style-type: none"> <li>□□Ref:541. Shirley oaks road East side, up to 215 new homes!!!</li> <li>□□Ref:542. Shirley oaks road west side, up to 236 new homes!!!</li> <li>□□Ref:548. Land rear of honeysuckle gardens, up to 125 new homes!!!!</li> <li>□□Ref:128. Poppy lane, up to 107 new homes!!</li> <li>□□Ref:504. Up to 68 new homes or gypsy site at the water board HQ, primrose lane!!!!!!!!!!!!</li> </ul> <p>I brought my home on 5 Flag Close, Shirley Oaks, Surrey, CR0 8XT as it was on a green and pleasant estate and on the understanding this land was designated to us as because of our undersized gardens. We were told this land would never be built on and each of the properties on the estate are shareholders of this land as it was designated "amenity open land" by the Croydon council and transferred to our management company.</p> <p>We are forming groups and seeking legal advice and looking into the legal implications and small print to your proposals and will not take this laying down!!!!</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
3080/01/002/DM43.4/O	Mr John Mills	Object	DM43.4 128	<p>I object to the use of the site for housing. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

3093/01/001/DM43.4/O	Mr Paul Grosser	Object	DM43.4 128	The planning permissions proposals below I object to ref 128 I have friends who live in Shirley oaks village and I know them and myself along with many others all object to the proposals to build on the green areas. This grass area is used by many and would totally change the area if built on and we don't want it. Part of the charm of this area is those green areas and it has something that you don't find often in Croydon so please let us keep the green areas as we all object to them being built	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3098/01/001/DM43.4/O	Mr Derrick Thurley	Object	DM43.4 128	1De-designation of the Metropolitan Open Land around Shirley Oaks Village thus enabling the following sites to be built on. a)Policy DM43, Reference 128 Land to build 51 to 107 homes in Poppy Lane b)Policy DM43, Reference 504 Land to build 26 to 68 homes at Stroud Green Pumping Station, 140 Primrose Lane including conversion of the pumping station c)Policy DM43, Reference 541 Land to build 80 to 215 homes to the east of Shirley road and rear of Beech House d)Policy DM43, Reference 542 Land to build 88 to 236 homes to the west of Shirley Oaks Road e)Policy DM43, Reference 548 Land to build 5 to 13 homes to the rear of 5 to 13 Honeysuckle Gardens This entails loss of green space, changing the character of the area and local road infrastructure unable to cope.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3102/02/002/DM43.4/O	Mr Richard Horton	Object	DM43.4 128	I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3109/01/003/DM43.4/O	Mr Dominic Quinn A3 Architecture London LTD	Object	DM43.4 128	Object to the dedesignation of MOL around Shirley Oaks Village as it will change the character of the area. If they are not MOL they should at least be Local Open Land. Building Houses on them would lead to the loss of a vital green corridor and set a precedent	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3113/01/002/DM43.4/O	Mr Stuart Beaton	Object	DM43.4 128	<p>I am writing to lodge my objection to some of the proposals contained in the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals.</p> <p>In particular:</p> <p>1. Shirley Oaks</p> <p>The proposal to re-designate the Metropolitan Open Land on Shirley Oaks Road and around Shirley Oaks Village so that it can be used for new housing (page 68, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals).</p> <p>My main objections are:</p> <p>This would result in the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area.</p> <p>The local road network could not cope with the additional traffic.</p> <p>Insufficient local infrastructure to cope with the increased population.</p> <p>Conclusion</p> <p>The proposals I have highlighted can only be viewed as negative. If adopted, they will increase the local population - and the density of that population - without providing any supporting infrastructure. The new residents from the planned apartment blocks and traveller sites will need additional public services such as schools, medical services and shops. Older residents will give way to young families who require greater social support, yet no additional resources are identified to help manage the changing demographic. Traffic congestion along already busy roads will increase, as will pollution and accident black-spots. The few remaining green spaces will disappear. Overall, the proposals signal a reduction in the quality of life for both the existing residents and the newcomer</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3132/01/005/DM43.4/O	Carole Shorey	Object	DM43.4 128	<p>I am emailing to object to a number of the proposals.</p> <p>I basically do not agree with many of the plans listed in Gavins email. I do agree we need more housing but that is mainly because too many people are being let into the country in the first place, housing them all is not the answer as other amenities will not be able to cope even if we build more houses.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
3132/01/006/DM43.4/O	Carole Shorey	Object	DM43.4 128	<p>I am emailing to object to a number of the proposals.</p> <p>I basically do not agree with many of the plans listed in Gavins email. I do agree we need more housing but that is mainly because too many people are being let into the country in the first place, housing them all is not the answer as other amenities will not be able to cope even if we build more houses.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
3133/01/002/DM43.4/O	Carolyn Heath	Object	DM43.4 128	<p>I am writing to object to:</p> <ol style="list-style-type: none"> <li>The use of the following locations as gypsy and traveller sites: <ul style="list-style-type: none"> <li>•Coombe Lodge Nurseries (site ref 661)</li> <li>•Coombe Farm off Oaks Road (site ref 502)</li> <li>•Poppy Lane (site ref 128)</li> <li>•Stroud Green Pumping Station (site ref 504)</li> <li>•Shirley Oaks Road/Beech House (site ref 541)</li> <li>•Shirley Oaks Road (site ref 542)</li> <li>•Honeysuckle Gardens (site ref 548)</li> <li>•Pear Tree Farm &amp; Pear Tree Cottage (site ref 755)</li> </ul> </li> </ol> <p>All areas provide vital green space in already densely populated areas, and there is insufficient infrastructure to cope with the additional traffic/population. Some of these areas are in the Green Belt, others are in Metropolitan Open Land. They would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

3145/01/002/DM43.4/O	Mr David Harwood	Object		DM43.4 128	(1) I object to residential development at the following sites & to the policy of de-designate of metropolitan open land at the following  Land at Poppy Lane reference number 128	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3161/01/001/DM43.4/O	Mr Jim Cowan	Object	Soundness - Justified	DM43.4 128	I have read Gavin Barwell's assessment of policies and proposals in the Croydon Local Plan and totally agree that if implemented would destroy the character of Shirley.  The infrastructure in Shirley is already stretched to the limit and can not withstand any further burdens.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3190/01/002/DM43.4/O	Sonya Millen	Object		DM43.4 128	I am also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3193/01/001/DM43.4/O	Mr Stan Minter	Object	DM43.4 128	<p>I have major concerns over the planned development of the Shirley Area. This is currently one of the nicest areas of Croydon and you plan to swamp it with a number of housing developments and some travellers sites. This will be very detrimental to the whole area.</p> <p>I understand that nationally we need to have more accommodation for families. We need to achieve this with out destroying the whole fabric of our society. This scale of development will transform the whole area into a old fashioned "Estate".</p> <p>There are not sufficient services in the wider area to support such an influx of families.</p> <p>The road infrastructure already struggles at time and these developments will make the whole situation much worse.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3204/01/002/DM43.4/O	Mr Steve Hopkins	Object	DM43.4 128	<p>As a resident of Shirley Oaks from Day one, I totally oppose any new buildings to be approved or built on my private estate.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3208/01/002/DM43.4/O	Mr Stephen Smith	Object	DM43.4 128	<p>1. I am writing to object to re-designation of the Metropolitan Open Land around Shirley Oaks Village and the intention to build on open sites at Poppy Lane (ref 128), Primrose Lane (ref 504), Shirley Oaks Road (refs 541 + 542) and Honeysuckle Gardens (ref 548).</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3215/01/002/DM43.4/O	Mr Steve White ASPRA	Object	Soundness - Justified	DM43.4 128	<p>I am therefore writing to formally object to:</p> <p>1.de-designation of the Metropolitan Open Land around Shirley Oaks Village;</p> <p>2.the use of the following five sites for housing:</p> <ul style="list-style-type: none"> <li>•land at Poppy Lane reference number 128;</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane reference number 504;</li> <li>•land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;</li> <li>•land to the west of Shirley Oaks Road reference number 542; and</li> <li>•land to the rear of 5-13 Honeysuckle Gardens reference number 548.</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
3218/01/004/DM43.4/O	Shirley Beddoes	Object		DM43.4 128	<p>We bought our property at the original building phase in Shirley Oaks many years ago and were informed that there would be no further development in this area and that all grassed areas were to remain undeveloped and were for the use of residents and local people at leisure, further to this we have paid yearly a maintenance cost to ensure these areas were up kept for this use. This is the main reason we invested in this property. The grassed areas are in constant use and development of these areas would change the natural village atmosphere that exists here and is one of the few areas of Croydon that there is an abundance of wildlife close to an urban area. The proposed development and designation of our grass areas is unacceptable and would infringe our rights as in our original contracts with Heron homes who built the site.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

3235/01/002/DM43.4/O Mr Peter Kenny

Object

DM43.4  
128

I am writing to object to The use of the following sites for housing:  
Land at Poppy Lane reference number 128  
Stroud Green Pumping Station, 140 Primrose Lane Reference number 504  
Land to the east of Shirley Oaks Road and the rear of Beech House and Ash House reference number 541  
Land to the West is Shirley Oaks Road reference number 542  
Land to the rear of 5-13 Honeysuckle Gardens reference number 548  
If the council will not keep them as Metropolitan Open Land, these five sites should be at least designated as Local Green Spaces

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

The area of Shirley Oaks Village and it's adjacent road infrastructure is already at breaking point. Any slight build up of traffic seriously hinders movement for residents. The 2 main arterial routes into Croydon or towards Bromley (being wickham road & lower addiscombe road) are extremely busy with traffic and often lead to extended journey times for those of us who wish to head in to one of these town centres or further afield in to London for work. As proven only yesterday when a traffic accident in the Shirley area led to a 3 hour journey home from bromley back to Shirley. The road network around here is poor. The interlink between Shirley Oaks village and it's surrounding area is poor. To add hundreds of houses within this area will only lead to increased volume of traffic on the surrounding roads and leave Shirley itself in an almost permanent state of gridlock. Shirley Oaks Road is always busy with vehicles parked up. This is due to a number of reasons;

The excessive traffic on wickham road leading to people abandoning their vehicles to try and walk nearer to Croydon to catch a tram or bus. The unreliable 367 bus route which is often hindered by traffic or accidents outside of Shirley Oaks Village leading to people driving closer to other bus routes.

The use of the local synagogue. Combine these issues above with the additional housing being proposed and the vehicles that come with them, Shirley Oaks will become even cut off than it already is. There are many elderly residents in this area that rely on carers (friends etc) being able to visit them. They often complain about the issues I have raised above and I can only see this getting worse should the proposals for Shirley go ahead.

Croydon is a massive borough so there must be other areas that these proposals could be met.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3277/01/008/DM43.4/O	Mr Terrence McCarthy	Object	DM43.4 128	I object to the use of the site for housing. If the Council will not it as Metropolitan Open Land, it should at least be designated as Local Green Spaces. Building housing on it would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3279/01/002/DM43.4/O	Terry Lewin	Object	DM43.4 128	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

Object	Soundness - Justified	DM43.4 128	<p>To help you identify my specific objections, the five proposals mentioned so far and to which I wish to object as being detrimental to the character of the area are:</p> <ul style="list-style-type: none"> <li>•the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 128);</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 504);</li> <li>•land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 541);</li> <li>•land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 542); and</li> <li>•land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 548).</li> </ul>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
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3337/01/002/DM43.4/O	Mr Roger Willaimes	Object	Soundness - Justified	DM43.4 128	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3354/01/003/DM43.4/O	Dr Bob Wenn	Object		DM43.4 128	I object to the site for use for housing.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3355/01/004/DM43.4/O	Mr John Mullis	Object	DM43.4 128	<p>In response to your notices for the development of the greenfield sites on Shirley Oaks Village and the intention to change the status of this land, I make the following observations :</p> <p>In 1985 Croydon Council designated land within Shirley Oaks Village as "Amenity Open Land" because our gardens were small due to the layout and construction of the area by Heron Homes.</p> <p>This amenity land is owned collectively by the property owners who own 1 share each. The shares are held by the current trust company - First Port, who also maintain this estate. Is compulsory purchase envisaged? If a total of some 700 homes the village would need vast changes to its infrastructure to accommodate these properties. The present main road - Primrose Lane/Shirley Oaks Road is barely able to cope now - with just a single decker bus allied to a growing number of cars. There is a regular flooding problem during heavy downpours - particularly from Primrose Lane into Laburnum Gardens.</p> <p>The loss of a wildlife conservation area is surely against wider interests including many present owners.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>	
3356/01/002/DM43.4/O	Mr Rishi Gohill	Object	Soundness - Justified DM43.4 128	<p>Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.</p>	<p>If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

3358/01/002/DM43.4/O	Joy Harris	Object	Soundness - Justified	DM43.4 128	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3370/01/001/DM43.4/O	Claire Rutland	Object		DM43.4 128	As a shareholder of the open space in Shirley Oaks I would like to object to the proposals made in Policy Map 43.  One of the reason I bought the property was for the nice open spaces that surround the houses.  Building unnecessarily on this land will change the whole look and feel of the community of Shirley Oaks Village. We have one road in and out of the village and cramping in 700+ homes onto our lovely open space will also create congestion on the one road.  Shirley Oaks is privately owned and we take pride in our village and how it looks and will fight against these proposals.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3371/01/001/DM43.4/O	Claire Corper	Object	Soundness - Justified	DM43.4 128	To who this may concern  Ref:541 Ref:542 Ref:548 Ref:128 Ref:504  I strongly object to these plans as a resident of hazel close I am a shareholder of Shirley oaks management and feel strongly that the land be left as it is as we have very small gardens and pay for these open land areas to be kept and maintained for our use and enjoyment. Also these plans especially the ref 504 will devalue my property immensely and will downgrade the area dramatically		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

Object Soundness - DM43.4  
Effective 128

One of the requirements of the Pitt review of 2007 was for the Environment Agency to provide some warning for surface water flooding, as was already the practise for river and coastal flooding. The result was the LIDAR returns which are provided on the Environment Agency's website under 'what's in my backyard'. This shows clearly how the lie of the land amongst the Shirley Oaks Estate causes surface water to run from South to North joining another stream which runs in from the SW from Shirley road into Primrose Lane. On numerous occasions over recent wet winters we have had a constant stream of water running across the kerb into Primrose Lane which has on occasion caused substantial amounts of ice to form. No doubt your winter maintenance department could confirm this is an area where they have to regularly do spot treatments of rock salt- since they do Primrose lane as it is a bus route, when other parts of the network are totally dry and do not require treatment.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

From the Pitt Review of 2007- RECOMMENDATION 7: There should be a presumption against building in high flood risk areas, in accordance with PPS2S, including giving consideration to all sources of flood risk, and ensuring that developers make a full contribution to the costs both of building and maintaining any necessary defences. Section 5.14 of the report reiterates that PP525 applies to all sources of flood risk. This states that an SFRA (surface flooding risk assessment) should assess surface water flood risk and identify critical drainage areas. Good information is therefore needed from sewerage undertakers and other sources, including local knowledge, historic flooding and risk modelling. Local authorities should ensure that SFRAs carried out on their behalf adequately address this type of flooding. I find it difficult to believe this has been done as otherwise there would have never been a suggestion of using the remaining green parts of the estate in this way.

Any increase in the built up area around the estate would thus exacerbate the already on occasion saturated surface. Having investigated in detail the benefits in the reduction of flooding by the provision of trees, I have found that Oak trees can use up to 50 gallons a day and some trees on a hot day will utilise 150-200 gallons (wiki-answers.com). Trees admittedly are

most effective when we are in the growing season at excess water removal, but that is also when we tend to have the most extreme rainfall events. Having looked at 'Heavy falls in a day' and 'Heavy falls in short Periods'; both produced in part for British Rainfall by the Met Office (my employer); I have found that invariably the most extreme rainfall happens in SE England between June and September. This is just when a tree is in full leaf so not only intercepts falling rain by the size of its canopy, but also as it is growing, that rain which reaches the soil is quickly extracted for use in the tree's transpiration. Preliminary research results from the University of Manchester indicate that trees can reduce runoff by as much as 80% compared to asphalt. Thus the best way to alleviate summer extreme rainfall surface water flooding is not to remove trees.

The soil on which Shirley Oaks is located is of a clay type and is therefore impervious: another reason why it reacts to surface water flooding the way it does. The large area of grassland is ideal for 'making room for water' as a water storage area, thus to remove this pooling facility will mean the rain will have to find somewhere else to go, which would inevitably mean flooding for Shirley Oaks residents. Also I have learned, from Meteorological Office memorandum No 80-the properties of soils in NW Europe; that the root system of grassland provides a channel through which some rainfall does manage to slowly percolate through beneath the surface even with clay soils. However, without the grassland root system the water just tends to form bodies of water lying on the surface. This effect of our grassland is very helpful in alleviating the surface water flooding in winter, which occurs when prolonged rainfall totally saturates the area, and the trees are no longer as effective at its removal.

So in conclusion  
- We need trees to mitigate effects of extreme rainfall in summer, something which will become increasingly frequent with global warming.  
- We need open grassland for water to accumulate in winter when trees are less effective at water removal from the system, whilst in addition their root systems help to aid percolation beneath the soil reducing surface flooding. Over the last 40 years winter rainfall has been increasing throughout the UK.  
- Soil behaviours also dictate risk of

flooding. We have issues because:  
 1) We are on a clay soil type so low permeability and heavy rain does not soak in but floods.  
 2) We are on sloping ground with tendency for run off to flow south to north across the site.  
 3) We, also because of having a clay soil, have a high water table, so in winter many areas of the site are wet and all parts stay damp throughout. Thus water-logging very quickly occurs and there would with the proposed building work be less and less places for the water to flow to.

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3377/01/005/DM43.4/O	Mr Stuart Day	Object	DM43.4 128	I am writing to you to object to the councils planned proposals Ref:541 Ref:542 Ref:548 Ref:128 Ref:504	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
				:: I moved to the area with the understanding that the grass areas had protection from being built upon and I strongly object to the council proposing the new developments as referenced above. This will make the area I live in with my family crowded and I bought my property with the understanding that the grass areas would not be built on.		

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Object	Soundness - Justified	DM43.4 128	<p>First, the Council plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village (page 68, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals). Metropolitan Open Land has the same protection from development as the Green Belt. The Council is proposing to remove this designation so that most of this land can be used for new housing. The draft Local Plan identifies five sites:</p> <ul style="list-style-type: none"> <li>•the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 128);</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 504);</li> <li>•land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 541);</li> <li>•land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 542); and</li> <li>•land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 548).</li> </ul> <p>I will be objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
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the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.

3381/01/002/DM43.4/O	Mr Daniel James	Object	DM43.4 128	<p>I am writing to object to the councils proposition to allow the development at the following sites:-Ref: 541, 542, 548, 128 and 504 in Shirley Oaks Village</p> <p>I have only lived on Shirley oaks for 5 years, but one of the things I love the most is walking my children over to the grass areas so they can play. As you probably already know, our gardens are quite small so it's really nice to have space to take full advantage of. Another thing that disappoints me, is that one of the selling points of our house, is the fact that all the land around the estate is protected from building on. I strongly disagree with any of your plans to build upon this land, and along with other Shirley oaks residents will do my best to get our voices heard.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
3391/01/001/DM43.4/O	Ms Aileen Deeney	Object	DM43.4 128	<p>As a resident of Shirley Oaks Village, I wish to register my objection to the above proposals to allow the development of new homes on the designated Amenity Open Land which is available for my use and that of my fellow residents. This use was allowed by Croydon Council because of the undersized gardens which is a negative feature of the current development and which hinders enjoyment and comfort of my property. For example, it is not possible for children to play with footballs/other toys /play noisily,without disturbing the adjoining and physically very close neighbours. You are no doubt aware that there are no nearby children's parks. Also my garden can easily be overlooked by at least 4 sets of neighbours and which I believe is typical of the other gardens on the development. Having the Amenity Open Land available is some compensation for the above lack of privacy and if it was to be withdrawn it would have a detrimental impact on family life.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

3396/01/003/DM43.4/O	Ms A Pavon-Lopez	Object	DM43.4 128	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3404/01/001/DM43.4/O	Mr & Mrs Cyril Nazareth	Object	DM43.4 128	As a resident of Croydon Borough and in particular Shirley Oaks, I am contacting you to voice my objection to the following development proposals: Ref: 128 Poppy Lane	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3428/01/001/DM43.4/O	Mr Daniel Nuthall	Object	DM43.4 128	I would like to object to the following Metropolitan open land proposals - Poppy Lane - Ref 128 -Stroud Green Pumping Station - Ref 504 -Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House - ref 541 -land to the west of Shirley Road ref 542 -land to the rear of 5-13 Honeysuckle Gardens ref 548. The Metropolitan land provide several links in the Shirley Garden Chain. Under the Planning Policy Guidance Note 9 the importance of nature conservation is stressed. This combined with the extra traffic seems unacceptable.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3430/01/040/DM43.4/O	Mr Donald Speakman	Object	Soundness - Justified	DM43.4 128	Site 128, Land at Poppy Lane, is identified as suitable for 51 to 107 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Woodmere Avenue and Woodmere Gardens.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3431/01/001/DM43.4/O	Mr David Wilson	Object		DM43.4 128	<p>We wish to object in the strongest terms to the plans being discussed regarding the proposed development of land for new housing in the Shirley area, specifically the building of Gypsy/Traveller sites on our doorstep, and the inherent increase in crime and ant-social behaviour that always follows, and can be seen in many examples nationally.</p> <p>Not only this, but the whole 'Village' feel of the area will be completely obliterated, and the very things that attracted us to move to Shirley (off Orchard Ave) will be no more. Of course people need a place to live and raise families, but time and again we have seen the resultant decline of neighbourhoods, with rubbish, noise and theft frequent occurrences. We urge you to think again and take heed of Gavin Barwells very real concerns, and those of what I'm sure are many of his constituents, and other Shirley dwellers. We are particularly concerned that you should take into account the fears of ordinary hard working people like us, who want to enjoy life (we're not 'oldies') in a pleasant community, and think again about the following proposals;</p> <p>the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 128);</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3438/01/002/DM43.4/O	Mr D Lane	Object		DM43.4 128	I object to the use of Land at Poppy Lane for housing. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3445/01/002/DM43.4/O	Mr E King OBE	Object	Soundness - Justified	DM43.4 128	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3449/01/004/DM43.4/O	Mrs E Thomas	Object		DM43.4 128	I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3453/01/001/DM43.4/O	Mr & Mrs Proctor	Object	DM43.4 128	<p>We are writing to object most strongly to the Croydon Council's Local Plan for housing on Green Belt land, with particular reference to Shirley.</p> <p>Our Green Belt should be protected at all costs and brown field sites must be targeted. In this respect, we support our MP Gavin Barwell's objections, which you will doubtless have received.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
3461/01/003/DM43.4/O	Mr F Kurum	Object	DM43.4 128	<p>I am writing to object to the use of the following five sites for housing:</p> <ul style="list-style-type: none"> <li>- land at poppy lane (128)</li> <li>- Stroud Green pumping station, 140 Primrose Lane (504)</li> <li>- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House (541)</li> <li>- Land to the west of Shirley Oaks road (542)</li> <li>- Land to the rear of 5-13 Honeysuckle Gardens (938)</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Space.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
3465/01/002/DM43.4/O	Mr & Mrs Hobbs	Object	DM43.4 128	<p>I am writing to you to object to the use of the following sites for housing development.</p> <ul style="list-style-type: none"> <li>•The land at Poppy Lane. Ref. No. 128</li> <li>•Strudwick Green Pumping Station. Ref. No.504</li> <li>•Land to the east of Shirley Oaks Road and rear of Beech and Ash House. Ref no. 541</li> <li>•Land to the west of Shirley Oaks Road. Ref no. 542</li> <li>•Land to rear of part of Honey Suckle Gardens. Ref no. 548</li> </ul>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

3473/01/005/DM43.4/O	Mr Dave Brown	Object		DM43.4 128	I object to the these proposals to build on the land ref 128, the land should be left as it is	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3482/01/001/DM43.4/O	Sheila Desmond	Object	Soundness - Justified	DM43.4 128	Ref 541 Ref 542 Ref 548 Ref 128 Ref 504 I wish to lodge a serious objection to the proposals for the building of houses on Shirley Oaks Village That name speaks for itself I have lived on Shirley Oaks Village for 30 years and during that time have paid the management company a contribution to maintain the The amenity open Land The residents each own a share of the Land and over the years the open areas have been enjoyed by families for games walking and enjoying the lovely trees not to mention the wildlife When the land was sold by Lambeth in 1984 the intention was to create a village !! Has any thought been given to the effect on the infrastructure by adding 751 properties? the pressures on the roads in particular.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

The proposal to build new houses in Poppy Lane does not fall within the Strategic Objectives because:-

Objective 2: This development will not Foster an environment where existing enterprise can prosper, but will reduce enterprise

Objective 4: This development will not reduce social, economic and environmental deprivation. It will not reduce unemployment, improve skills and education and improve environmental conditions, the development is not in keeping with the surrounding area.

Objective 5: This development is not high quality and will not enhance the borough's natural environment but will reduce the natural environment by turning a green area into housing

Objective 7: This development will reduce the area as a safe, healthy and cohesive community but making the area overcrowded with residential property

Objective 10: This development will reduce the quality and accessibility of green space and nature.

This development will compromise the ability of future generations to meet their own needs. The development will change the outlook and community within the South Croydon area and future generation will suffer because of this. This proposed development of new housing in Poppy Lane is not within keeping of the current development within this area. Shirley comprises of large semi and detached houses with large green areas. This development is in no way in keeping with housing in the area. Changing a green area to an area of residential housing will cause harm and reduce the outlook of the area and is not in keeping with the surrounding area. Building a travelers site will increase noise levels and ruin the character of the area and this development would overwhelm this green area.

Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. This development would diminish the area of green fields and recreational land within the area.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3486/01/001/DM43.4/O	Mr Gary Stewart	Object	DM43.4 128	Re the above proposals with Ref nos 541, 542, 548, 504, and 128 I wish to object in the possible strongest sense. This land was not designated for this use and hence our homes all have very small gardens to protect this open space. We already have problems with the road through the estate and it cannot possibly take any more traffic. The allowed parking on this road particularly on the curves gives cause for real concern. I have avoided two accidents only by making a emergency stop. If the council goes ahead with these proposals then we will fight and please note we are depending on support from local councillors and our MP. Think again please	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3492/01/009/DM43.4/O	Helen Silk	Object	DM43.4 128	I am writing to object to the plans to build gypsy/traveller sites in the area of Shirley and the building of anything on any area of green belt land, green spaces or back gardens	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3498/01/005/DM43.4/O	Mr Ian Marsh	Object	DM43.4 128	I wish to object strongly to the proposed developments at Shirley Oaks - Ref 128 Poppy Lane - 107 new homes	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3501/01/002/DM43.4/O	Gaynor Lawrence	Object	DM43.4 128	<p>Please see this email as my objection to the proposed housing. This is ridiculous. The village is small and the road going through the village would NOT suffice the extra traffic!</p> <p>I pay a maintenance charge and moved here as it is a quiet location. I have been burgled a couple years back due I believe to the travellers that squatted on the land here and I do not want that fear again. Please rethink this crazy idea and let me know how I can further stop this.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3502/01/001/DM43.4/O	Mr Gary Smithers	Object	DM43.4 128	<p>The planning permissions proposals below I object to ref 128</p> <p>I have friends who live in Shirley oaks village and I know them and myself along with many others all object to the proposals to build on the green areas. This grass area is used by many and would totally change the area if built on and we don't want it. Part of the charm of this area is those green areas and it has something that you don't find often in Croydon so please let us keep the green areas as we all object to them being built</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3503/01/002/DM43.4/O	Mr Gary Kenney	Object	DM43.4 128	<p>I am writing to show that I object to a number of your plans around the Shirley area. I contest that you need to build on our green sites and bring in new 'traveler' sites into Shirley.</p> <p>On top of this I cannot understand the need to bring 'medium' high rise buildings in and around Shirley, including Devonshire way and the new proposals around Hartland way.</p> <p>Please can you let me know if my objection has been noted and how I can make it more official?</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3506/01/001/DM43.4/O	Mr John Albert	Object	Soundness - Justified	DM43.4 128	<p>As a long term resident and shareholder residing in Shirly Oaks Village, I and my partner object to the proposals to Changes to the Policy Map 43 - REF's 541, 542, 548, 128 &amp; 504 These areas have metropolitan open land and had protection from being built on!</p> <p>Our land was designated by Croydon Council in 1985, as Amenity Open Land because of our under sized gardens and transferred to the management company whom we our shareholders of and this land is for our use and want it to stay this way!! Having lived here for 20 years we do not want it further condensed by more homes and totally not fit for purpose!</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
3510/01/007/DM43.4/O	Katrina Neal	Object	Soundness - Justified	DM43.4 128	<p>As a long term resident of Shirley/West Wickham and one who has seen many changes over the years, I am strongly objecting to Poppy Lane - ref 128 for housing use.</p> <p>If these are not kept as MOL: then at least keep them as Local Green Spaces.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

3511/01/002/DM43.4/O	Jenny Hayden	Object	DM43.4	The proposals for Shirley will have a huge impact on the area, the current infrastructure is already at bursting point and the building of new homes on green spaces will add further stress to the current situation.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
			128	Ref nos, 128,504,541,542, 548...these relate to the building of additional homes. From the information available in the Council's documentation, this could be up to 800 new homes. I would like to know what sort of homes these are likely to be ...social, housing associations or private ...I doubt that any of them would be affordable homes for first time buyers .How will the local roads cope with the extra traffic. There will be a need for more schools, doctors' surgeries etc to support the intended increase to the local population. I would therefore like to object to the Council's decision to use these five sites for future residential development. Apart from putting extra burden on the local roads, it would also mean losing valuable green spaces. I believe any new residential development should be on brownfield sites . The addition of so many extra homes would have an adverse affect on the character of Shirley, in my opinion.		
3512/01/002/DM43.4/O	Rhodri Flower	Object	DM43.4	I write with reference to your document 'Changes to the Policies Map (Policy DM43)', and in specific reference to sites 541, 542, 548, 128 and 504. These sites are all open space surrounding the development known as Shirley Oaks Village.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
			128	I wish to object to the proposals to re-classify the land and make it eligible for planning permission and the building of homes. In my opinion it is essential to preserve the open space for the use of local residents. It is well used for recreation, dog walking etc. It is also an important part of the character of Shirley Oaks Village and would change the nature of that development.		
				I bought a house on Primrose Lane in June 2015 and a large factor in my decision to buy was the amount of open space available locally. I understand that Croydon Council designated this land as 'Amenity Open Land' in 1985 because of under-sized gardens in Shirley Oaks Village and transferred it to the Shirley Oaks Management Company, which has maintained it ever since. As a house owner I am a shareholder in that company.		
				I strongly object to your proposals.		

SHIRLEY OAKS VILLAGE-  
I refer to the proposed changes to the planning policies to allow Croydon Council to build new homes on the Amenity Open Land at the above. The Amenity Open Land was granted in part, due to the extremely small rear gardens. Also I and other people in the village for many years here contributed to its up keep at no cost to Croydon Council. To lose this land will greatly impact on the peaceful enjoyment that I and my neighbours have in using this land as well as the general impact on the area of high density building, changing the character of our village forever.

No doubt this development will result in many trees and flowers being sacrificed which help to sustain the urban wildlife such as various birds, bats, foxes, badgers and bees etc. There seems to be little consideration for this urban oasis!

Whilst I understand central government's drive for more houses, I find it hard to believe that Croydon Council needs this land in order to fulfil its housing quota, given the Westfield and other developments proposed in Croydon. There are also other lands, such as those owned by the local NHS hospital that would be suitable for development and at the same time give ready money to the NHS.

Furthermore, the existing main roads are already inadequate to service the village without adding a further 751 homes along with the years of road works that will be associated with upgrading the utilities, make travelling through the village more difficult and dangerous.

I urge you to reconsider your plans

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3546/01/002/DM43.4/O	Mr Mark Hawkins	Object		DM43.4 128	<p>Kindly note that as a homeowner (and shareholder) of Shirley Oaks Village, resident here for over 25 years, I am deeply concerned that Croydon Council seems to think it has the right to change the nature of the estate from being protected Metropolitan land to being unprotected land ripe for excessive building.</p> <p>Not only is the green space around the current estate, a much loved feature, it also provides a sanctuary for wildlife and allows for nice walks for local people. The road was built to be narrow and already there are problems with passing places for traffic to the hospital and synagogue. Last year the council allowed a resident to build a fence which obstructs drivers vision when turning out of Cornflower Lane and has caused several minor incidents. Simply put, the roads here were not built for traffic!</p> <p>The idea of ruining my neighbourhood by cramming more housing onto unsuitable roads, lacking shops and facilities whilst depriving me of the green spaces I love and part own makes me sick to my stomach.</p> <p>There are so many brownfield sites that could be built on and provide more suitable housing in and around Croydon that I feel that this attack on Shirley is politically motivated. I formally ask the council to re-consider the proposals</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
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3547/01/004/DM43.4/O	Mr I Fuell	Object	Soundness - Justified	DM43.4 128	<p>I am writing to object to:</p> <p>3.The use of the following 5 sites for housing:</p> <ul style="list-style-type: none"> <li>•Land at Poppy Lane: reference number 128;</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane: reference number 504;</li> <li>•Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House; reference number 541;</li> <li>•Land to the west of Shirley Oaks Road; reference number 542; and</li> <li>•Land to the rear of 5 – 13 Honeysuckle Gardens; reference number 548.</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these 5 sites should at least be designated as local green spaces.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
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3550/01/004/DM43.4/O	Kalpana Patel	Object		DM43.4 128	We have got objection for above proposal. We are not happy, it would cause lots of traffic and not ideal for residents.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3556/01/004/DM43.4/O	Karen Warwick	Object		DM43.4 128	I would like to raise my objection to the proposed land changes for the following references: Ref. 128 - Poppy Lane, up to 107 new homes. The land was designated by Croydon council in 1985 as "Amenity Open Land", because of our under-sized gardens and transferred to the Management Company - with each property owner as a shareholder in that company. As for looking at a Gypsy site, you should have seen what a mess they made when they camped illegally at Shirley Oaks just over a year ago - it was disgusting!		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3566/01/002/DM43.4/O	Maureen Wilcox	Object	Soundness - Justified	DM43.4 128	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3568/01/002/DM43.4/O	Mr Mike Jones	Object	DM43.4 128	<p>The de-designation of the Metropolitan Open Land around Shirley Oaks Village in particular such as the use of the following for housing:-</p> <p>land at Poppy Lane Stroud Green Pumping Station, 140 Primrose Lane land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House land to the west of Shirley Oaks Road land to the rear of 5-13 Honeysuckle Gardens Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. There is a lot of history around here and the loss of the Shirley Lodge in the late 1990s was a big mistake. Generally in Croydon there is no room for more traffic that new building will generate and judging from what I have seen around Croydon squeezed housing units with small garages not fit to store cars and little or no off street parking will only add to stress and problems in the future.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
3574/01/009/DM43.4/O	Mr Peter Newsham	Object	DM43.4 128	<p>I wish to register my objection in the strongest possible terms to the proposal for new housing, (ref.128), in these areas of Metropolitan Open Land, which is essential for recreational purposes in an already overcrowded place, is unacceptable and the proposed re-designation of the land so that it can be used for high-density urban development will find no local support, but instead, a huge and vocal opposition.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

3580/02/002/DM43.4/O	Mr Michael Hewish	Object	DM43.4 128	<p>The designation as MOL should remain. If it is decided de-designation proceeds, the Site should be designated as localGreen Space. Proposed development of the Site In the event that the present designation remains or that re-designation takes place as LocalGreen Space would not be consistent with national policy under the NPPF and such a proposal would be incompatible. The proposed approach is not appropriate nor would it enable sustainable development for the reasons set out above and those identified In respect to the objection to Policy SP7. The highway is unadopted and is not suitable for use In relation to potential.development.. The proposal is therefore Inappropriate. The Sitels not deliverable because of the.unadopted hway.in ,ownership. The highway network through Shlr1ey Oaks Is already alsatumilort-pointand In any event any proposed residential development would generate an unacceptable amount of traffic.</p> <p>The Site has a high water table and the area is prone to flooding which affects properties in particular at the boundaries to the land. Any development Is likely to worsen this situation for those SUIYOUndng properties.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
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3580/01/002/DM43.4/O	Mr Michael Hewish	Object	DM43.4 128	<p>Please see my objections to your proposals as detailed below. Ref 128 Land at Poppy Lane. Poppy Lane is a private road with restricted access and is owned by Shirley Oaks Management Limited. Many previous planning applications have been refused due to the conservation value of the site. Drainage is a major problem locally, hence the Thames Water Board's Balancing Pond in the next field.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
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3591/01/003/DM43.4/O	Mr Nick Barnes	Object	Soundness - Justified	DM43.4 128	<p>Having read both local plans for the Shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.</p> <p>None of these plans will benefit Shirley and I object to them all.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3593/01/002/DM43.4/O	Mrs Margaret Hawkins	Object		DM43.4 128	<p>Ref 128 – Land at Poppy Lane I am objecting to the proposal for de-designation of this area as Metropolitan open land. The council has consistently denied planning permission to successive owners of this land since The London Borough of Lambeth abandoned it as their tree nursery, because of damage to mature trees and the high water table. I can see no reason to change this. It forms a vital wildlife link between Ashburton Playing Fields via the back gardens of Woodmere Avenue behind Shirley Oaks hospital to the other green spaces around Shirley Oaks. This can be clearly seen from satellite photographs.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3699/01/040/DM43.4/O	Cllr J Cummings	Object	Soundness - Justified	DM43.4 128	<p>Site 128, Land at Poppy Lane, is identified as suitable for 51 to 107 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Woodmere Avenue and Woodmere Gardens.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3702/01/004/DM43.4/O	Ms J Fasham	Object	DM43.4 128	I object to the Councils proposal to de-designate the Metropolitan Open Land of Shirley Oaks Road and Shirley Oaks Village as the local infrastructure could not cope.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3713/01/001/DM43.4/O	Ms J Stokes	Object	DM43.4 128	I object to the proposals to completely change Shirley Oaks Road which is a green lung for that part of the Borough. The amount of car ownership will rise significantly as the bus service is infrequent. The traffic will clog up the Wickham Road even more than now., St. John's school has already plans for more classrooms and the intake will rise in all the local schools. Also pulling down established houses and putting up more flats is detrimental to the character of the area. We had a once in a lifetime chance to improve the look of Croydon, on a human scale. Instead of which we are building hideous tower blocks, while in other parts of the country they are pulling them down. Nobody should have to raise a family in a block 44 stories high. They will eventually become the slums of the future.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3715/01/001/DM43.4/O	Jenny Tighe	Object	DM43.4 128	Development of these sites will have a negative impact on the local area by changing the character of Shirley, and well as being a loss of green space, wildlife habitat and a vital green corridor	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3723/01/003/DM43.4/O	Mrs j Middleton	Object	DM43.4 128	I object to the site for use for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3726/01/001/DM43.4/O	Miss Amanda Smithers	Object	DM43.4 128	I am emailing to object to the following proposal ref 128 . My partner is a resident of Betony close Shirley oaks village and we definitely do not want the surrounding areas to be built on.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3733/01/004/DM43.4/O	Ms Jennifer Addis	Object	DM43.4 128	I strongly object to the development proposals by the council for the above areas on Shirley Oaks Village. All the gardens on our houses are tiny so this green land which was designated as 'Amenity Open Land' was supposed to be for the use of the residents. There are enough houses on this area already! This will have a huge detrimental effect on all the residents in the area.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3735/01/002/DM43.4/O	Mr Tim Duce	Object	Soundness - Justified	DM43.4 128	I strongly object to any plan to build on Metropolitan Open Land. There are plenty of brown field sites available in Croydon and the MOL should be re-designated as Local Green Space.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3737/01/001/DM43.4/O	Mr J Patel	Object		DM43.4 128	I am writing to record my objection to various planning as follows. Your Ref No 128,504,541,542,548 and 938. I dont think it will be good for the area.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3744/02/002/DM43.4/O	Diane Simpson	Object	Soundness - Justified	DM43.4 128	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3769/01/005/DM43.4/O Mr K George

Object

DM43.4  
128

I am also concerned that up you consider there is space for up to to 751 houses in the Shirley Oaks Road area. References 128. 504 541 542 548. This would lead to the elimination of green space in that area and therefore I think at least 3 of these areas should be Local Green Spaces if not Metropolitan open land.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

RE: LAND ON EITHER SIDE OF SHIRLEY OAKS ROAD, SHIRLEY OAKS VILLAGE, POPPY LANE; STROUD GREEN PUMPING STATION; COOMBE FARM, COOMBE LODGE NURSERIES off Conduit Lane, land west of Shirley Oaks Road, rear of 5-13 Honeysuckle Gardens OBJECTION TO DE-DESIGNATION GREEN BELT ; SHIRLEY, NEW ADDINGTON, FOREST HILL

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

We have lived in the Borough of Croydon for 30 years and value its vibrancy and diversity.

As Croydon ratepayers we object to the de-designation of Metropolitan Open Land generally, especially land detailed above, which will change forever Croydon's character.

We would ask you to encourage policies/development to:

1. Build new housing on brown field sites by all means AND preserve invaluable green space for the benefit of the community of Croydon;
2. Protect green belt land and preserve the green corridors we desperately vital for wildlife and biodiversity;
3. Amend the tall buildings policy and keep the tall building zone where it is suited in the centre of town;
4. Utilise brownfield sites for new low-level housing only where it can be developed alongside new GP surgeries, schools and improved public transport;
5. Traveller sites are not appropriate in the green belt and is a clear breach Policy E of Planning Policy for Traveller Sites. When travellers camped on Addington Playing Fields in 2012/13 they left rubbish, debris, waste, and deterioration to a local green space. Sadly true of most traveller sites.

"Nowadays people know the price of everything and the value of nothing". Green Belt is vital and precious. Once lost for future generations and will not be replaced by developers.

We understand the need for housing, schools, hospitals and infrastructure. Are the Developers investing these also alongside their building investments?

Please protect our few remaining green spaces on the borough map, by making better use of brown field sites.

3775/01/003/DM43.4/O Mr & Mrs Barnes

Object

DM43.4  
128

We are also writing to object to Croydon Council's plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village, changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan:  
We are objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council will not keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. We are also objecting to any of these five sites being used for residential development.

Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure could not cope with the additional traffic.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

Object Soundness - DM43.4  
Justified 128

I am writing this email to voice my deep concern about the planned development in the private estate that I have lived in for many years , namely:

•Ref 541, Ref 542, Ref 548, Ref 128 and Ref 504 – all on Shirley Oaks Village private estate.

Firstly, it would have been nice to be informed about any planning ideas in writing rather than see small notices pinned to lamp post around the estate. I would also like to draw your attention that our land was designated by Croydon Council in 1985 as 'Amenity Open Land' for the residents and for which we pay a quarterly fee for maintenance of the green open land, but more importantly can I bring to your notice that this land was transferred to the Shirley Oaks Management Company, with each property owner as a shareholder in that company. This land is for our use and not for developing a concrete jungle on every single green inch of land in Croydon.

The Shirley Oaks estate has a great community spirit and has become a real sought after location for families to live due to the community nature and the lovely open land that we have, by developing on this land you will be taking away all of the good that has been built up over the years by the many residents we have as well as making the village overcrowded, bringing in more traffic thus resulting in more danger on the main Primrose Lane for people crossing and driving, congestion for parking and so on. I can also bring to your attention that we have already had a couple of fatalities on that main road that runs through the village and this will make it worse for the safety of our kids.

I am sure you have now had many hundreds of emails from residents like myself voicing the same concerns with your planning proposals!

This land belongs to us as residents so I feel its harsh to take this away and start your own developments.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3785/01/006/DM43.4/O	Jenny Greenland	Object		DM43.4 128	I object to the de-designation of the site in Shirley as MOL. If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I enjoy this space every weekend and meet many like minded people. I also be object to the site being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic as it struggles now. I am happy for the Council to replace under-used garages with much-needed homes, but I object to building on open space.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3789/01/002/DM43.4/O	Mr Paul Slaughter	Object	Soundness - Justified	DM43.4 128	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3792/01/005/DM43.4/O	Mr Simon Bradley	Object		DM43.4 128	To save you looking it up, and to help you identify my specific objections, the five sites mentioned so far and to which I wish to object as being detrimental to the character of the area are: •the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 128);		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3793/01/004/DM43.4/O	Mr Stephen Barnes	Object	DM43.4 128	<p>Second, the Council plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village (page 68, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals). Metropolitan Open Land has the same protection from development as the Green Belt. The Council is proposing to remove this designation so that most of this land can be used for new housing. The draft Local Plan identifies five sites:</p> <ul style="list-style-type: none"> <li>- the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 128);</li> </ul> <p>I object to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I also object to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
3803/01/003/DM43.4/O	Mr Denis Perrott	Object	DM43.4 128	<p>I object to the use of the Land at Poppy Lane reference number 128 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

3804/01/041/DM43.4/O	Cllr L Hale <i>London Borough of Croydon</i>	Object	DM43.4 128	Site 128, Land at Poppy Lane, is identified as suitable for 51 to 107 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Woodmere Avenue and Woodmere Gardens	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
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I write to you with my objections to the proposed Croydon Local Plan, specifically on the points below.

- the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 128);
- Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 504);
- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 541);
- land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 542); and
- land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 548).

I object to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I also be object to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3809/01/003/DM43.4/O	Mr Ian Leonard	Object	DM43.4 128	The land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 128); I object to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council will not keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I also object to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, thereby disastrously changing the character of the area, additionally, the local road infrastructure will not be able to cope with the additional traffic.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3820/01/001/DM43.4/O	Mrs & Mrs Linter	Object	DM43.4 128	I object to the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 128).	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3823/01/002/DM43.4/O	Mr Ross Aitken	Object	DM43.4 128	I would like to object to these proposals: Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 128	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3825/01/002/DM43.4/S	Yasmeen Hanifa	Support	Soundness - Justified	DM43.4 128	<p>I write to you having received this email from Gavin Barwell MP, the tone of which I find inflammatory and discriminatory towards the Gypsy and Traveller communities, and smacks of "not in my backyard".</p> <p>I write as a resident of Addiscombe who recognises the huge problem of lack of affordable housing to buy and to rent in London promulgated by this Conservative government and the previous coalition government.</p> <p>I fully support Croydon Council's proposals.</p>	Welcome support	
3826/01/004/DM43.4/O	Ms L Pinkney	Object		DM43.4 128	I object to site 128	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3827/01/002/DM43.4/C	Ms L Sasankhan			DM43.4 128	<p>I am resident at 35 Primrose Lane, Shirley Oaks Village, along with 4 other members of my family.</p> <p>I am writing to express my objection/disagreement to the following:</p> <ol style="list-style-type: none"> <li>de-designation of the Metropolitan Open Land around Shirley Oaks Village</li> <li>The use of the following five sites for housing: Land at Poppy Lane ref 128 Stroud Green Pumping Station, ref 504 land to east of Shirley Oaks Roaf and to the rear of Beech House and Ash House, ref 541 Land to the west of Shirley Oaks Road, ref 542 Land to the rear of 5-13 Honeysuckle Gardens, ref 548</li> </ol>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3844/01/002/DM43.4/O	Lee Kirby-Walker	Object	DM43.4 128	<p>I am writing to object to: The use of the following five sites for housing</p> <ul style="list-style-type: none"> <li>• Land at Poppy Lane reference number 128</li> <li>• Stroud Green Pumping Station, 140 Primrose Lane reference number 504</li> <li>• Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541</li> <li>• Land to the west of Shirley Oaks Road reference number 542 and</li> <li>• Land to the rear of 5-13 Honeysuckle Gardens reference number 548</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated a Local Green Spaces.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
3845/01/002/DM43.4/O	Mr M Foster	Object	DM43.4 128	<p>I wish to lodge an objection to all five sites where the decision to de-designate this land as Metropolitan Open space land and to build housing upon them, not only would we be losing vital open space and change the very character of the area, I believe the local road infrastructure would not cope with any more traffic, why must the council continue to try and ruin areas that people like.</p> <p>At the moment this area has a rural feel to it, nice green spaces and an open aspect which we would lose if these plans were to go ahead. I would ask the council to think very hard before implementing these plans before we have another area that people want to move out of instead of to, these plans will not improve the area quite the reverse, where at the moment people like to live here.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

3853/01/001/DM43.4/O	Miss Rebecca Thomas	Object	DM43.4 128	<p>I email to express my formal concern and objection to the proposal to build additional housing in the green areas of Shirley Oaks Village.</p> <p>I currently reside in Beckenham, 1 Hamilton House, Orchard Way, BR33ER, on the Shirley boarder, and was previously a resident of Shirley for 30 years.</p> <p>The addition of these houses will not only bring down the areas reputation, spoil views from current properties but also cause additional congestion to an already busy area. We should be looking to preserve our green areas, and Shirley Oaks Village should remain just that, a village!</p> <p>I believe that the Wickham Road has already been flagged as one of the busiest roads in the area, with a fatal road accident occurring both this year and last. Additional housing/congestion will only add to this danger.</p> <p>This proposal will cause residents of the local area to be driven from their homes unfairly, I am sure that they did not purchase properties to be overlooked and to lose the view of the land that they have been paying to maintain for, in most cases, a number of years.</p> <p>I am contactable on my home address/phone should wish me to validate my views further.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
3854/01/001/DM43.4/O	Ms M Torres Ward	Object	DM43.4 128	<p>I am writing to express my objection to the planning proposals in the Shirley Oaks area. The land has been set aside for our use as we have very undersized gardens on the estate and we have also paid to keep those areas in a well maintained condition. The road around Shirley Oaks only has 2 exits as well, so would make it very congested as there are only 2 options for traffic to leave and enter and there are already a lot of problems at the Wickham Road end as people drive in and out.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

3858/01/003/DM43.4/O	Mr Nicholas Barnes	Object	Soundness - Justified	DM43.4 128	<p>Having read both local plans for the Shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.</p> <p>None of these plans will benefit Shirley and I object to them all.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
3860/01/005/DM43.4/O	Mr M Lockyear	Object		DM43.4 128	<p>I wish to register my objection to these proposals for the following reasons: I purchased my property on the understanding that all the open grassed land surrounding the village was designated by Croydon Council in 1985 as "Amenity Open Land" because of our under-sized gardens and transferred to the Management Company, with each property owner as a shareholder in that company.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

Object Soundness - DM43.4  
Justified 128

With regard to the 'very scant' notices that have been posted on Shirley Oaks Village, in places that are not in visible of all residents, I must object VERY STRONGLY to these plans.

(1) The land is owned by the residents with a covenant on it. Our houses are condensed with tiny gardens, the compensation for which is the open ground (owned by all residents) that we are able to use. My understanding is that the original development was curtailed by the then council because of the density of housing/population on Shirley Oaks.

(2) Drainage on Shirley Oaks is very poor. I am given to understand that the water table is very high and indeed during the winter months the open spaces are sodden, holding water which could probably present a flooding problem. It is so bad in some places that the ducks move in!

(3) Could the services (sewerage etc) really support the number of properties proposed. There have already problems from time to time, especially down Shirley Oaks Road.

(4) Realistically, whatever type of property would be built, you could expect an average of two cars per dwelling. Shirley Oaks Road/Primrose Lane are extremely hazardous and would not be able to sustain another probably 500/1000 cars. Where would people park. There are enough problems on here already with regard to parking, deliveries etc. Both Shirley Oaks Road at the Wickham Road end and Primrose Road at the Shirley Road end are used as car parks and quite often it takes a bit of delicate manoeuvring to get round, especially if you meet a bus.

(5) Planning permission has been refused for the plot in Poppy Lane (128) a number of times. The area was declared as a nature reserve some time back and I was unaware that this had changed. Part of the reason for the last planning application was the high water table, so how come there has been a change of mind?

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3876/01/003/DM43.4/O	Edwina Morris	Object	DM43.4 128	I object to the use of the Land at Poppy Lane reference number 128 for housing:	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3885/01/002/DM43.4/O	Mrs Barbara Cumming	Object	DM43.4 128	I strongly object the planned sites being used for residential development in Shirley, Croydon. The land at Poppy Lane is identified as suitable for 51 to 107 homes (reference number 128). Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure will not be able to cope with the additional traffic.  Whilst I agree that we desperately need new housing, it should be built on brownfield sites - not our remaining precious green spaces!	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3892/01/001/DM43.4/O	Ms M Bailey	Object	DM43.4 128	The Metropolitan Open Land on either side of Shirley Oaks and all around Shirley Oaks Village should not be de-designated, but designated as Local Green space. It is very important that Croydon needs green spaces as these give the feeling of openness and a pleasant environment in which to live. Upwards of approximately 700 hundred odd homes could be built in this area which will lead to possible flooding of areas as rain water will not be able to drain away as easily as it would if it was left as a green belt area. Secondly the local road infrastructure would not be able to cope with the additional traffic stemming from these additional homes, and this includes public transport. Thirdly are the NHS facilities in the area able to cope with this large influx?	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3893/01/003/DM43.4/O	Jan Payne	Object		DM43.4 128	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3895/01/001/DM43.4/O	Mr & Mrs Asfahani	Object	Soundness - Justified	DM43.4 128	<p>Every year we get proposals and consultations for building more homes or structures on Shirley Oaks green land. But must admit the above proposal is the worst and the most ridiculous so far. From what we read, the proposal suggests to build around 750 new homes on what's left of green patches in the village.</p> <p>The village is already over crowded with Shirley Oaks road and Primrose road looking like a huge PARKING LOT throughout the day. One cannot begin to imagine what it would like with more residents and obviously with at least double the number of cars to that of the number of the new homes proposed.</p> <p>We bought our property back in 1989, paying above market value at the time, for the sole purpose that the village is quiet and has some green land. Our home was one of the last phases of any buildings to be erected in the village, or so we were promised and confirmed in writing. Since then, a synagogue was built, bus 367 goes through the narrow winding road, every year for the last few years we get proposals to use our green land for one suggestion or another and now this proposal.</p> <p>We completely oppose this proposal and hope that the council will appreciate that it's not all about the money and just building more houses, but quality of life matters just the same. On one hand the government and councils encourage and push people to plant more trees, grow their veg, recycle etc... Yet on the other hand come up with proposals to use every last green patch to build more structures and homes.. Doesn't make any sense.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3897/01/031/DM43.4/O	Cllr M Neal	Object	DM43.4 128	Site 128, Land at Poppy Lane, is identified as suitable for 51 to 107 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Woodmere Avenue and Woodmere Gardens;		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3899/02/003/DM43.4/O	Ms E Rudduck	Object	DM43.4 128	I object to the use of the Land at Poppy Lane reference number 128 for housing:  If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.  Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.  I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3901/01/002/DM43.4/O	Mr & Mrs Frederick Banjo	Object	DM43.4 128	As property owners/Residents and shareholders in the company that manages Shirley Oaks Village, we are writing to state our objection to the above mentioned proposal  The land/s in question is designated as 'Amenity open Land' for the use of the property owners and residents of shirley oaks village and must not be built upon.  The proposal to build on these lands will simply destroy the peace & tranquillity of the village. The enjoyment of the open land by residents will be lost not to mentioned the increased traffic situation amongst other things  We strongly object to these proposals to build upon these lands.	Objection to development of site 128	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere. Any development proposals that come forward will need to comply with all the policies of the Local Plan which included providing transport assessments for major development.

3923/01/001/DM43.4/O	Ms A Smithers	Object	DM43.4 128	I am emailing to object to the following proposal ref 128 . I object to this as Shirley oaks village and surrounding areas are lovely and people go there for their green space to walk their dogs and have a nice time. This would ruin the whole area and what it currently stands for and I amongst many will be upset if the green areas are built on	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3926/01/001/DM43.4/O	Mr & Mrs Peter & Brenda Mullings	Object	DM43.4 128	We object to the proposals for this site.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3933/01/003/DM43.4/O	Mr & Mrs Thacker	Object	DM43.4 128	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3942/01/003/DM43.4/O	Mr Scott Hunter	Object	DM43.4 128	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3943/01/003/DM43.4/O	Mr Steve Murray	Object	DM43.4 128	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3948/01/003/DM43.4/O	Mr C Rudduck	Object	DM43.4 128	<p>I object to the use of the Land at Poppy Lane reference number 128 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3949/01/003/DM43.4/O	Mr K Rudduck	Object	DM43.4 128	<p>I object to the use of the Land at Poppy Lane reference number 128 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
3952/01/002/DM43.4/O	Mrs J Jeffery-Reynolds	Object	DM43.4 128	<p>Reference Policy Numbers:- DM31.4 DM28 DM2</p> <p>Reference:- 128 504 541 542 548</p> <p>I am a resident of Shirley and strongly object to the current proposals to build on green belt land on the Shirley Oaks and surrounding areas.</p> <p>There are plenty of brown sites that are unoccupied and could fulfill the purpose of providing new homes. Shirley is already tight for school places. St John's, in Spring Park Road, is increasing to 2 form entry already with the number of children living locally requiring education. The 367 bus serving the Shirley Oaks Village is infrequent and much more transport will be required. Parking is already a nightmare and with the lack of parking contemplated with the new build supply the problem will only get worse. There will be an incredible build up of traffic on the already congested Wickham Road and other local roads.</p> <p>I believe this proposed building of traveller's sites and homes will change the whole ethos of Shirley and cause resentment and the lowering of living standards. This is a particular area of standard housing and should not be changed by the building of blocks of houses. Garden land should not be built on and this is an inappropriate development and should not be allowed to go ahead. Metropolitan Open Land has the same protection as the Green Belt and the rules should be followed accordingly..</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

3954/01/005/DM43.4/O	Mrs L McLoughlin	Object	DM43.4 128	Having lived on Shirley Oaks for almost 30 years, I strongly feel that any changes to the current planning policies would have serious and negative consequences for the current residents. Not only would properties lose significant value, the estate would also lose its 'village-like' feel that lead us to move there in the first place. We were also told at the time of purchase that Shirley Oaks would always remain as metropolitan open land, and this also heavily influenced our purchase. To add to this, there is also the issue of increased traffic through the estate. There was a fatal accident only a couple of years ago by the bend of Poppy Lane and I feel that with the prospect of even more houses being added to the estate there will be a significantly higher risk of further accidents	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3968/01/001/DM43.4/O	Ms M D Chandler	Object	DM43.4 128	I object on the grounds of appalling over crowding, your plan would bring at least 2000 more vehicles onto the estate. It is already nearly impossible to get in and out of the estate by car at rush hours. The roads on the estate can barely cope as it is with the bus route. Theextra vehicles would include many commercial vans which would be parked over night and weekends causing havoc on the narrow roads of the estate. A single bus route as at present running every 20mins.causes problems how do you intend to increase public services more bus routes and more frequent timetables....more chaos! I along with others pay to maintain and the open space as a share holder. Your proposal would seriously devalue our properties and I for one will be seeking serious compensation for this, I trust Croydon has very big capital reserves to meet our legal challenges and compensation. Our gardens are small this is why the land has been designated open land so we have some open space in common with the surrounding houses. Your plans are ill conceived and will effdtevely destroy Croydon further. There are large areas of open land in Addington which Croydon could use and I presume already own without spending our money attempting to purchase land which will be extremely costly to Croydon in terms of the compensation that you will need to pay out and in the legal fees entailed.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3970/01/001/DM43.4/O	Mr N Oratis	Object		DM43.4 128	I object to the decision to de-designate this land as metropolitan open land for the use of residential development for the following reasons. These areas are also being used every day and regularly by myself, family members, neighbours friends and many visitors wanting to take there dog for a walk or spending time with family and kids. Ref 548, 542, 541, and 128 are owned by Shirley oaks management. 488 residents are shareholders in this company. There was a decision in 1985 for this land to be open for use by the local residents because the gardens of all homes were considered small. I would also like to mention the increase in road traffic and pollution due to the development. So for those reasons I would once again like to object to building on this land.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3978/01/007/DM43.4/O	Ms S Ikpa	Object		DM43.4 128	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3992/01/002/DM43.4/O	Patricia Wood	Object	Soundness - Justified	DM43.4 128	I am writing to object to the de-designation of Metropolitan Open Land around Shirley Oaks Village; in particular to the use of the following five sites for housing:  i) land at Poppy Lane reference number 128 ii) Stroud Green Pumping Station, 140 Primrose Lane reference number 504 iii) land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541 iv) land to the west of Shirley Oaks Road reference number 542 v) land to the rear of Honeysuckle Gardens reference number 548	If the Council cannot keep this land as Metropolitan Open Land, these five sites should be at least designated as Local Green Spaces.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3993/01/001/DM43.4/O	Mr P Andrews	Object	Soundness - Justified	DM43.4 128	I wholly disagree with the plans to develop the land on Shirley Oaks Village.  This is metropolitan land and will not be built on.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
3997/01/002/DM43.4/O	Mr P Fitzpatrick	Object	Soundness - Justified	DM43.4 128	I am therefore writing to formally object to:  1. de-designation of the Metropolitan Open Land around Shirley Oaks Village;  2. the use of the following five sites for housing;  land at Poppy Lane REFERENCE NO. 128;  Stroud Green Pumping Station, 140 Primrose Lane REFERENCE NUMBER 504;  land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House REFERENCE NUMBER 541;  land to the west of Shirley Oaks Road REFERENCE NUMBER 542, and  land to the rear of 5-13 Honeysuckle Gardens REFERENCE NUMBER 548.  If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building houses on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built upon. Why has Shirley Oaks been singled out in this way?	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

4002/01/002/DM43.4/O	Mr & Mrs Turner	Object	DM43.4 128	We are writing to object to the following sites for housing and traveller sites. Reference number's (128)	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4007/01/002/DM43.4/O	Mr R Horton	Object	DM43.4 128	I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4008/01/003/DM43.4/O	Mr R Kiley	Object	DM43.4 128	am writing this email to register my objection to the misuse of building on green belt land in Shirley, and elsewhere. All our lives are stressful now and we need these green belt areas to maintain our quality of life. I am objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

4010/01/002/DM43.4/O	Mr R Morley-Smith	Object	Soundness - Justified	DM43.4 128	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4022/01/005/DM43.4/O	Mr & Mrs Ewin	Object	Soundness - Justified	DM43.4 128	Objection to Croydon Council's proposal to provide sites for travellers & the building of houses, etc on green land in Shirley & other areas.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4033/01/002/DM43.4/C	Ms L Sasankan			DM43.4 128	I am a resident at 35 Primrose Lane, Shirley Oaks Village, along with 4 other members of my family.  I am writing to express my objection/disagreement to the following: Object to the . de-designation of the Metropolitan Open Land around Shirley Oaks Village and in particular to the use of the following five sites for housing: Land at Poppy Lane ref 128 Stroud Green Pumping Station, ref 504 land to east of Shirley Oaks Roaf and to the rear of Beech House and Ash House, ref 541 Land to the west of Shirley Oaks Road, ref 542 Land to the rear of 5-13 Honeysuckle Gardens, ref 548		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

4033/01/003/DM43.4/C	Ms L Sasankan			DM43.4 128	<p>am a resident at 35 Primrose Lane, Shirley Oaks Village, along with 4 other members of my family.</p> <p>I am writing to express my objection/disagreement to the following: Object to the . de-designation of the Metropolitan Open Land around Shirley Oaks Village and in particular to the use of the following five sites for housing: Land at Poppy Lane ref 128 Stroud Green Pumping Station, ref 504 land to east of Shirley Oaks Roaf and to the rear of Beech House and Ash House, ref 541 Land to the west of Shirley Oaks Road, ref 542 Land to the rear of 5-13 Honeysuckle Gardens, ref 548</p>		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4035/01/003/DM43.4/O	Ms S Reghu	Object		DM43.4 128	<p>I am writing to express my objection/disagreement to the following: 2. The use of the following five sites for housing: Land at Poppy Lane ref 128 Stroud Green Pumping Station, ref 504 land to east of Shirley Oaks Road and to the rear of Beech House and Ash House, ref 541 Land to the west of Shirley Oaks Road, ref 542 Land to the rear of 5-13 Honeysuckle Gardens, ref 548</p>		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4036/01/002/DM43.4/O	Ms S Wheeler-Kiley	Object	Soundness - Justified	DM43.4 128	<p>Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.</p>	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

4039/01/001/DM43.4/O	Mrs S Smithers	Object	DM43.4 128	I am emailing to object to the following proposal ref 128 . We don't want building on the green areas in Shirley oaks people live there because they have choose a quiet place with green areas good for their mental and physical well being. This is a place for others to enjoy as well as residents there is no where else the same as this in Croydon.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4040/01/001/DM43.4/O	Mrs S Smithers	Object	DM43.4 128	lobjection to the proposals for site 128 Shirley Oaks Village is lovely I go walking round the green areas there and this is such a lovely area. We do not want houses built here and to loose our land that we really like to use.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4041/01/002/DM43.4/O	Mr s Hilu Abdo	Object	DM43.4 128	Ref: 541, 542, 548, 128 and 504 in Shirley Oaks Village I was shocked to learn about the changes proposed to our grass areas. These changes, if implemented, will change the very nature of our village. It will not only deprive the residents of very essential open green areas, but it will make the whole place very crowded, much more polluted and quite uglier. This would rob us of essential attractions that made us come to this village in the first place. I strongly object to any of these changes and trust that every resident on this estate feels the way I feel. I did not speak to everyone, but the many I spoke with feel as strongly as I do towards this unfair proposal. I have been living in this village with my family since 1985, I would like to see the Croydon Council improve it rather than ruin it. I hope the Council will reconsider its plans.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:

1. de-designation of the Metropolitan Open Land around Shirley Oaks Village;

2. the use of the following five sites for housing:

- land at Poppy Lane reference number 128;

- Stroud Green Pumping Station, 140 Primrose Lane reference number 504;

- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;

- land to the west of Shirley Oaks Road reference number 542; and

- land to the rear of 5-13 Honeysuckle Gardens reference number 548.

If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?

3. the use of the following locations as gypsy/traveller sites:

- Coombe Farm off Oaks Road reference number 502;

- Coombe Lodge Nurseries off Conduit Lane reference number 661; and

- Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;

As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

of Nature Conservation Interest.  
Policy E of Planning Policy for  
Traveller Sites, published by the  
Government in August, says very  
clearly:

“Traveller sites (temporary or  
permanent) in the Green Belt are  
inappropriate development”.

The Council's approach is clearly in  
breach of that policy. All three sites  
are also some distance from public  
services and they are all in the same  
part of the borough (two are in  
Heathfield ward, one just over the  
border in Croham). Why has  
Heathfield been singled out in this  
way? If the Council really needs, as  
it claims, to quadruple the number of  
gypsy/traveller sites in the borough -  
which I would question - they should  
look elsewhere (for example, off the  
Purley Way where the existing site is);

4.focussed intensification associated  
with gradual change of an area's  
local character under Policy DM31.4  
of the Shirley Road Shopping  
Parade, Shirley local centre and  
Forestdale. Shirley Road Shopping  
Parade is surely worthy of protecting  
rather than replacing with medium-  
rise blocks? Shirley local centre is  
defined not just as a stretch of the  
Wickham Road (where some  
intensification may be appropriate)  
but Ridgemount Avenue, Wickham  
Avenue, Peregrine Gardens, West  
Way Gardens, the northern section of  
Hartland Way and the western parts  
of Bennetts Way and Devonshire  
Way. Replacing the largely semi-  
detached buildings in these  
residential roads with medium-rise  
blocks would completely change the  
character of Shirley. Replacing the  
largely terraced housing and small  
blocks of flats in Forestdale with  
medium-sized blocks would  
completely change that area too;

5.Policy DM2 on development on  
garden land, which is too subjective  
and therefore too weak. There  
should be a much stronger  
presumption against development on  
garden land; and

6.Policy DM28, which should allow  
higher levels of parking in  
developments of low public transport  
accessibility. Restricting parking  
spaces in such areas doesn't lead to  
fewer people owning their own car; it  
just leads to greater competition for  
existing spaces.

4051/01/002/DM43.4/O	Mr Matt Knight	Object	DM43.4 128	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4053/01/002/DM43.4/C	Mr S Sasankan		DM43.4 128	<p>I am resident at 35 Primrose Lane, Shirley Oaks Village, along with 4 other members of my family.</p> <p>I am writing to express my objection/disagreement to the following:</p> <p>Object to de-designation of the Metropolitan Open Land around Shirley Oaks Village</p> <p>2. The use of the following five sites for housing:  Land at Poppy Lane ref 128  Stroud Green Pumping Station, ref 504  land to east of Shirley Oaks Roaf and to the rear of Beech House and Ash House, ref 541  Land to the west of Shirley Oaks Road, ref 542  Land to the rear of 5-13 Honeysuckle Gardens, ref 548</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4058/01/003/DM43.4/O	Mrs Mary Gray	Object	DM43.4 128	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

4059/01/003/DM43.4/O	Shirley Lidbury	Object	DM43.4 128	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4062/01/003/DM43.4/O	Mr & Mrs Keith & Susan Hobbs	Object	DM43.4 128	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

4063/01/001/DM43.4/O	Mr & Mrs Whitehead	Object	Soundness - Justified DM43.4 128	<p>As residents whose small rear garden backs onto part of the Shirley Oaks Metropolitan Open Land, we know full well what impact proposals 128, 504, 541, 542 and 548 would have to the area.</p> <p>There would be an increase in noise from 1) the building work, 2) increased traffic</p> <p>There would be a substantial impact on the road system. Wickham Road already gets gridlocked at rush hours and school start/end times. The roads into Shirley Oaks are already too narrow for cars to pass if there are any cars parked, which there are always many of since the majority of driveways are too short to accommodate reasonable size car parking for many.</p> <p>Shirley Road also has a problem with queuing traffic towards Long Lane which will also be compounded by these proposals.</p> <p>These developments would increase the drainage issues this area suffers from. The whole area is built on London clay and regularly these areas suffer standing water which has gone through our property in the past. Increasing the density of building in Shirley Oaks will increase this problem too.</p> <p>The lands around Shirley Oaks remain because of the compact nature of the village, whose properties, as well as our own, have small garden areas and as such these areas are used daily for sports activities, exercise and dog walking.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
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4065/01/003/DM43.4/O	Mr Clive Jarvis	Object	DM43.4 128	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
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4066/01/006/DM43.4/O	Dr Chandra Pawa	Object	DM43.4 128	the use of land at Poppy Lane site reference number 128 for housing. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area;	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4067/01/003/DM43.4/O	Mrs Marilyn Loader	Object	DM43.4 128	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4068/01/002/DM43.4/O	Mr S Soundararajan	Object	DM43.4 128	I am writing to object to strongly the De-designation of the following five pieces of land as Metropolitan Open Land and their proposed use as housing. - Land at Poppy Lane reference number 128 Your proposal will lead to a huge set of issues for the local residents. I strongly object to the plan and proposal	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

4071/01/001/DM43.4/O	Mr & Mrs Tross	Object	DM43.4 128	Given the existing levels of brownfield sites in the area, these should be exhausted before encroaching on areas that would significantly alter the character of the area.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4075/01/006/DM43.4/O	Kajit Gata-Aura	Object	DM43.4 128	I object to the use of the site for housing. If the Council will not keep them as MOL these 5 sites should be Local Green Spaces.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4079/01/007/DM43.4/O	Melissa Chu	Object	DM43.4 128	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

4083/01/003/DM43.4/O	Mr Reuben Gata-Aura	Object	DM43.4 128	The use of the following five sites for housing: land at Poppy Lane - Ref 128 Stroud Green Pumping Stn - Ref 504 land to east of Shirley Oaks Road - Ref 541 land to west of Shirley Oaks Road - Ref 542 land to rear of Honeysuckle Gdns - Ref 548 If the Council will not keep them as MOP - these 5 sites should at least be designated as Local Green Spaces	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4089/01/001/DM43.4/O	Victoria Moore	Object	DM43.4 128	the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 128);	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4096/01/002/DM43.4/O	Mr Vince Hemment	Object	DM43.4 128	I am therefore writing to formally object to: de-designation of the Metropolitan Open Land around Shirley Oaks Village; the use of the following five sites for housing: - land at Poppy Lane reference number 128; - Stroud Green Pumping Station, 140 Primrose Lane reference number 504; - land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541; - land to the west of Shirley Oaks Road reference number 542; and - land to the rear of 5-13 Honeysuckle Gardens reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

4104/01/002/DM43.4/O	Terrence & Jacqueline Spriggs	Object	Soundness - Justified	DM43.4 128	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4112/01/004/DM43.4/O	Ms V Cruickshank	Object		DM43.4 128	I object to the use of the following five sites for housing: Land at Poppy Lane: reference number 128; Stroud Green Pumping Station, 140 Primrose Lane: reference number 504; Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House; reference number 541; Land to the west of Shirley Oaks Road; reference number 542; and Land to the rear of 5 – 13 Honeysuckle Gardens; reference number 548.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4117/01/052/DM43.4/O	Cllr S Brew	Object		DM43.4 128	I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

4117/01/033/DM43.4/O	Cllr S Brew	Object		DM43.4 128	Site 128, Land at Poppy Lane, is identified as suitable for 51 to 107 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Woodmere Avenue and Woodmere Gardens;	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4125/01/040/DM43.4/O	Councillor M Fisher	Object	Soundness - Justified	DM43.4 128	Site 128, Land at Poppy Lane, is identified as suitable for 51 to 107 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Woodmere Avenue and Woodmere Gardens.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4126/01/001/DM43.4/O	Mr Christopher Swan	Object		DM43.4 128	The land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 128);	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

4129/01/002/DM43.4/O	Mr Edward Swan	Object	DM43.4 128	<p>I would like to strongly object to the planned five sites being used for residential development in Shirley, Croydon:</p> <p>the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan:</p> <p>Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 128);</p> <p>Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure will not be able to cope with the additional traffic.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
4137/01/003/DM43.4/O	Mrs S Rudduck	Object	DM43.4 128	<p>I object to the use of the Land at Poppy Lane reference number 128 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
4138/02/001/DM43.4/O	Ms S Rao	Object	DM43.4 128	<p>The use of the land at Poppy Lane (site ref 128) for housing</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

4145/01/002/DM43.4/O	Mr & Mrs Andrews	Object	Soundness - Justified	DM43.4 128	<p>I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:</p> <p>2. the use of the following five sites for housing:</p> <ul style="list-style-type: none"> <li>• land at Poppy Lane reference number 128;</li> <li>• Stroud Green Pumping Station, 140 Primrose Lane reference number 504;</li> <li>• land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;</li> <li>• land to the west of Shirley Oaks Road reference number 542; and</li> <li>• land to the rear of 5-13 Honeysuckle Gardens reference number 548.</li> </ul>	<p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
4146/01/002/DM43.4/O	Mr & Mrs Carpenter	Object		DM43.4 128	<p>These proposals to build up to 750 homes on land (assuming it is de-designated) will mean the loss of vital open spaces and will place burdens on local transport, roads, schools and medical facilities which are already under pressure.</p>		No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

4147/01/006/DM43.4/O Mr & Mrs A Catherall

Object

DM43.4  
128

The de-designation of Metropolitan Open Land status on Shirley Oak will be vigorously opposed. I can see no reasoned explanation in the planning document for such a course of action nor is there any evidence of the thinking of the Council in the previous plan or 2012 Inspector's Report to explain how MOL status has been revisited with the conclusion that MOL designation be withdrawn. It also seems to have escaped the planning process that Shirley Oaks is governed by a Section 52 Agreement under the 1971 Town and Country Planning Act controlling development of the 'amenity lands' on Shirley Oaks. Further, the land is owned by the 488 Shirley Oaks resident property owners as shareholders of Shirley Oaks Management Ltd that owns the land. There is, therefore, no likelihood of the land ever being sold voluntarily. In summary, this part of the proposed Local Plan is undeliverable.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

We are writing to object to the proposals to:

1. de-designate the Metropolitan Open Land around Shirley Oaks Village.
2. the use of the following sites for housing:
  - land at Poppy Lane reference number 128;
  - Stroud Green Pumping Station, 140 Primrose Lane reference number 504;
  - land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;
  - land to the West of Shirley Oaks Road reference number 542;
  - land to the rear of 5-13 Honeysuckle Gardens reference number 548;

The Shirley Oaks Village site currently provides a balance of high density housing offset by areas of green space. The proposals for de-designation of the Metropolitan Open Land and additional housing on the areas of green space would disrupt that balance and greatly increase the density of housing to an unacceptable level. Access to the Shirley Oaks site is by way of Poppy Lane and Shirley Oaks Road which feed into Shirley Road and Wickham Road respectively. Both Shirley Road and Wickham Road are used heavily throughout the day and subject of long delays particularly at peak times. This has resulted in Poppy Lane and Shirley Oaks Road experiencing heavier traffic flows than they were designed for as commuters cut through between Shirley Road and Wickham Road.

Public transport within the Shirley Oaks site is limited to a small single decker bus due to the road infrastructure and road system. Whilst there are bus services which serve Shirley Road and Wickham Road these are already oversubscribed and subject to delay due to existing traffic congestion.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

4161/01/007/DM43.4/O	Mr Trevor Watkins	Object	DM43.4 128	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4166/01/002/DM43.4/O	Carol Holmes	Object	DM43.4 128	I object to both the de-designation and also to the subsequent house-building at the following sites: <ul style="list-style-type: none"> <li>•Land at Poppy Lane (reference number 128);</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane (reference number 504);</li> <li>•Land to the east of Shirley Oaks Road and to the rear of beech House and Ash House (reference number 541);</li> <li>•Land to the west of Shirley Oaks Road (reference number 541);</li> <li>•Land to the rear of 5-13 Honeysuckle Gardens (reference number 548).</li> </ul> <p>The very minimum designation for the proposed sites should be as Local Green Spaces, in order to give some protection against over-development</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4174/01/001/DM43.4/O	Mr B Williams	Object	DM43.4 128	I object to the de-designation of the land as Metropolitan Open Land and its proposed use for housing. The open spaces are collectively designated as Metropolitan Open Land and provide several links in the Shirley Green Chain. They help to form the sort of network necessary to ensure the maintenance of the current range and diversity of our flora and fauna. In addition this is a floodplain. There is a sink pond to the rear of Honeysuckle Gardens and if this overflows any properties would be flooded. There is also the potential for flooding of future planned properties. The one road through Shirley Oaks Village could not cope with the additional traffic and its exit on to the A232 would cause yet another bottleneck on this already congested road.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

4200/01/002/DM43.4/O	Mr G Furmanski	Object	Soundness - Justified	DM43.4 128	<p>I am writing to object to the following matters in this document :-</p> <p>2. the use of the following five sites for housing</p> <p>a) Ref No. 128— land at Poppy Lane</p> <p>b) Ref No. 504— Stroud Green Pumping station</p> <p>c) Ref No. 541 — land to the east of Shirley Oaks Road and to the rear of Ash House and Beech House</p> <p>d) Ref No. 542 — land to the west of Shirley Oaks Road</p> <p>e) Ref No. 548— land to the rear of 5-13 Honeysuckle Gardens</p> <p>If the Council do not keep these sites as Metropolitan Open Land, then at least these five sites should be designated as Local Green Spaces.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
4203/01/002/DM43.4/O	Mr J Beaven	Object	Soundness - Justified	DM43.4 128	<p>I am writing to submit my objection to:</p> <p>2. The use of the following five sites for housing:</p> <ul style="list-style-type: none"> <li>- Land at Poppy Lane, reference number 128</li> <li>- Stroud Green Pumping Station, 140 Primrose Lane, reference number 504</li> <li>- Land to the east of Shirley Oaks road and to the rear of Beech House and Ash House, reference number 541</li> <li>- Land to the west of Shirley Oaks Road, reference number 542, and</li> <li>- Land to the rear of 5-13 Honeysuckle Gardens, reference number 538.</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at a minimum be designated as Local Green spaces</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>

3. Proposed Policy DM43 De-designation of Metropolitan Open Land around Shirley Oaks Village.  
I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least be designated as Local Green Space, for its protection from development.

This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form.

I also object to the following specific proposals for the building of new homes on this site, as detailed in Changes to the Policies Map arising from Proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan, Detailed Policies & Proposals:

Policy DM43, reference Site 128 to build new homes at Poppy Lane

Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over-subscribed as well as the already stretched social and healthcare facilities would be overloaded.

For the reasons given above:  
1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.  
2. The preferred approach is deliverable, but not acceptable.  
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations.  
4. I recommend that consultation documents of such importance are given much wider publicity.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

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This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form.

I also object to the following specific proposals for the building of new homes on this site, as detailed in Changes to the Policies Map arising from Proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan, Detailed Policies & Proposals:

Policy DM43, reference Site 128 to build new homes at Poppy Lane

Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over-subscribed as well as the already stretched social and healthcare facilities would be overloaded.

For the reasons given above:  
1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.  
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3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations.  
4. I recommend that consultation documents of such importance are given much wider publicity.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

4218/01/003/DM43.4/O	Mr & Ms Morgan & Mason	Object	DM43.4 128	I object to the use of the site for housing. If the Council will not keep them as Metropolitan Open Land, these sites should at least be designated as Local Green Spaces	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4223/01/001/DM43.4/O	Mrs Mary Lane	Object	DM43.4 128	I object to the site for use as housing. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4228/01/007/DM43.4/O	Sheila Newman	Object	DM43.4 128	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3. Proposed Policy DM43 De-designation of Metropolitan Open Land around Shirley Oaks Village.  
I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least be designated as Local Green Space, for its protection from development.

This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form.

I also object to the following specific proposals for the building of new homes on this site, as detailed in Changes to the Policies Map arising from Proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan, Detailed Policies & Proposals:

Policy DM43, reference Site 128 to build new homes at Poppy Lane

Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over-subscribed as well as the already stretched social and healthcare facilities would be overloaded.

For the reasons given above:  
1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.  
2. The preferred approach is deliverable, but not acceptable.  
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations.  
4. I recommend that consultation documents of such importance are given much wider publicity.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

4244/01/003/DM43.4/O	Mr & Mrs Kelly	Object	DM43.4 128	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4245/01/001/DM43.4/O	Mr & Mrs Maguire	Object	DM43.4 128	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4268/01/007/DM43.4/O	Mr D Nesterovitch	Object	DM43.4 128	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

4278/01/006/DM43.4/O Mr Melvin Howard

Object

DM43.4  
128

If the Council will not keep the site as MOL, the site should at least be designated as Local Green Space. Buildin on this site will not only mean the loss of vital green space it will over burden local services and road infrastructure.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

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3. Proposed Policy DM43 De-designation of Metropolitan Open Land around Shirley Oaks Village.  
I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least be designated as Local Green Space, for its protection from development.

This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form.

I also object to the following specific proposals for the building of new homes on this site, as detailed in Changes to the Policies Map arising from Proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan, Detailed Policies & Proposals:

Policy DM43, reference Site 128 to build new homes at Poppy Lane

Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over-subscribed as well as the already stretched social and healthcare facilities would be overloaded.

For the reasons given above:  
1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.  
2. The preferred approach is deliverable, but not acceptable.  
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations.  
4. I recommend that consultation documents of such importance are given much wider publicity.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

4308/01/002/DM43.4/O	Mrs Kathleen Swan	Object	DM43.4 128	I would like to strongly object to the planned five sites being used for residential development in Shirley, Croydon: the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 128); Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure will not be able to cope with the additional traffic.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4309/01/003/DM43.4/O	Mrs Rita Evans	Object	DM43.4 128	The proposal to de-designate Metropolitan Open Land around Shirley Oaks Village and use it for five housing sites surely flies in the face of current recommendations to preserve Green Belt equivalent land as a vital amenity and ecological asset?	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4312/01/003/DM43.4/O	Doreen Jansen	Object	DM43.4 128	Objecton to site. Schools in the area are already over-subscribed , so the number of homes proposed will increase the problem	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

4327/01/002/DM43.4/O	Mrs J Furmanska	Object	Soundness - Justified	DM43.4 128	<p>I am writing to object to the following matters in this document :-</p> <p>2. the use of the following five sites for housing</p> <p>a) Ref No. 128— land at Poppy Lane</p> <p>b) Ref No. 504— Stroud Green Pumping station</p> <p>c) Ref No. 541 — land to the east of Shirley Oaks Road and to the rear of Ash House and Beech House</p> <p>d) Ref No. 542 — land to the west of Shirley Oaks Road</p> <p>e) Ref No. 548— land to the rear of 5-13 Honeysuckle Gardens</p> <p>If the Council do not keep these sites as Metropolitan Open Land, then at least these five sites should be designated as Local Green Spaces.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4333/01/007/DM43.4/O	Mr P Bhanji	Object		DM43.4 128	<p>The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4358/01/007/DM43.4/O	Ms B Fontaine	Object		DM43.4 128	<p>The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3. Proposed Policy DM43 De-designation of Metropolitan Open Land around Shirley Oaks Village.  
We object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least be designated as Local Green Space, for its protection from development.

This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form.

We also object to the following specific proposals for the building of new homes on this site, as detailed in Changes to the Policies Map arising from Proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan, Detailed Policies & Proposals:

Policy DM43, reference Site 128 to build new homes at Poppy Lane

Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over-subscribed as well as the already stretched social and healthcare facilities would be overloaded.

For the reasons given above:  
1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.  
2. The preferred approach is deliverable, but not acceptable.  
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations.  
4. I recommend that consultation documents of such importance are given much wider publicity.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

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Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over-subscribed as well as the already stretched social and healthcare facilities would be overloaded.

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3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations.  
4. I recommend that consultation documents of such importance are given much wider publicity.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

3 Proposed Policy DM43 De-designation of Metropolitan Open Land around Shirley Oaks Road

I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least be designated as Local Green Space, for its protection from development.

This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form.

I also object to the following specific proposals for the building of new homes on this site, as detailed in Changes to the Policies Map arising from Proposals contained within the the Croydon Local Plan; Strategic Policies Partial Review and the Croydon Local Plan, Detailed Policies & Proposals:

- Policy DM43, reference 128 to build new homes at Poppy Lane
- Policy DM43, reference 504 to build new homes at Stroud Green
- Pumping Station (including the conversion of the pumping station which is a locally-listed building)
- Policy DM43, reference 542 to build new homes on land to the west of Shirley Oaks Road
- Policy DM43, reference 548 to build new homes on land to the rear of Honeysuckle Gardens

Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the already-stretched social and healthcare facilities would be overloaded.

Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the already-stretched social and healthcare facilities would be overloaded

For the reasons given above:

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2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

4378/01/008/DM43.4/O	Jennifer Carrozzo	Object	DM43.4 128	I am writing to object to the use of the following five sites for housing: -land at Poppy Lane site reference number 128; -Stroud Green Pumping Station, 140 Primrose Lane site reference number 504; -land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number 541; -land to the west of Shirley Oaks Road site reference number 542; and -land to the rear of 5-13 Honeysuckle Gardens site reference number 548; If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces;	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4384/01/007/DM43.4/O	Ms N Nesterovich	Object	DM43.4 128	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
4435/01/003/DM43.4/O	Mrs Janet Baine	Object	DM43.4 128	I object to the use of the Land at Poppy Lane reference number 128 for housing:	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

I object to the use of the following five sites for housing - land at Poppy Lane reference number 128; Stroud Green Pumping Station, 140 Primrose Lane reference number 504; land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541; land to the west of Shirley Oaks Road reference number 542; and land to the rear of 5-13 Honeysuckle Gardens reference number 548; If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. The Council should focus on developing other land in the Croydon borough such as unused office blocks, derelict corporate buildings/factories/warehouses which have not been occupied for years instead of attacking the green areas which are enjoyed by the residents in their respective areas. The proposals to build circa 700 houses in such a small area will cause the following detrimental effects to the local residents: depreciation of the value of the houses purchased in the relevant areas, too much strain on the water and sewerage systems in the locality where there is already a high water table. This could result in undue flooding and drainage problems, structural problems in years to come as the land is not fit for such intensive building, increase in traffic on Shirley Road, Wickham Road, Lower Addiscombe and Addiscombe which is already congested. This will unduly increase pollution levels which are already toxic. This will undoubtedly cause an increase in the health problems of the people in the locality such as lung cancer and other respiratory illnesses which will in turn place greater stress on the NHS services, cause more people to take sick days which will result in lower incomes obtained and eventually less tax revenue generated. This will have a knock on effect on the economy which is to say at the very least, bleak, the three green spaces in the Shirley Oaks Village are owned by the 488 Freeholders. Each Freeholder owns one share in the nominee company, Shirley Oaks Management Limited which owns the land on behalf of its shareholders. Building upon this land would seriously undermine the value of the land purchased by the Freeholders and reduce quality of life. If the residents wanted to move, it would prove near impossible because of the resulting lower sale prices of their respective houses imposed by the Council's building plans. This would appear to be unfair

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

for the Council to impose such hardship on the residents. I would urge the council to build upon land in the Croydon borough which is derelict and contains buildings which have not been used for years. These buildings can be knocked down to build the much needed housing for generations to come. These unused or derelict buildings serve no purpose to the local residents and are of no value to the residents. The Council should endeavour to create value where it is needed. This will in turn improve the condition of the abandoned areas. This will also prevent squatting and other unlawful uses of such buildings. I witnessed one example last year where the old post office building next to East Croydon Station was used as a rave containing over 1,000 people. This posed a risk to the safety of the passers by and the increase in crime. The Council's redevelopment of such spaces could be highly beneficial to the area. The green spaces are however of great importance to the local residents. The residents enjoy these spaces for walking their dogs, recreational and outdoor activities, space for children to play, piece of mind for the resident who works in the city and comes home to a peaceful environment and it provides space for those residents who already have very small back gardens.

7284/01/003/DM43.4/O Dr I Jayamanne

Object

Soundness -  
Justified

DM43.4  
128

I wish to protest vehemently about your plans to destroy Shirley which is a village by building hundred of homes and setting up a Gypsy and Traveller site. You will destroy the Green Belt and increase the traffic in the area thus polluting the environment and the air we breathe.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

The use of the following five sites for housing:  
Land at Poppy Lane (ref number 128)  
Stroud Green Pumping Station, 140 Primrose Lane (ref number 504)  
Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House (ref number 541)  
Land to the west of Shirley Oaks Road (ref number 542) and land to the rear of 5-13 Honeysuckle Gardens (ref number 548)  
When the London Borough of Lambeth closed the children's home, known as Shirley Oaks, Croydon Council determined to keep the building redevelopment of the site broadly in line with the building density that had existed for most of the previous hundred years and subsequent applications by the then developer for increased housing density were rejected. There were a number of reasons for maintaining the original policy amongst which were the need to maintain the established green corridor, retain the character of the area and to maintain the surrounding traffic volumes at a manageable level. The decision to designate the land as Metropolitan Open Land was to ensure that in future further building on the land could not take place thus re-affirming the principles established by the original policy decisions. Nothing has changed in the ensuing years to justify any variation to that policy.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

I am dismayed at the consideration being given to the above, particularly concerning that proposed in the Shirley area.  
I have been a Shirley resident for almost 30 years and to date have enjoyed what the area does offer both for the community and with regard to open green spaces, which are precious to the health and wellbeing of all ages. Why should future generations be unable to continue to benefit from an outdoor environment as hitherto?  
I strongly object to de-designation of the current Metropolitan Open Land and would hope that at least it could be protected as Local Green Space with regard to future development. This is particularly pertinent with regard to the proposals being considered for the Shirley Oaks area. The present road infrastructure through the estate leaves a lot to be desired and any more traffic will be a great cause for concern, to say nothing of the loss of wildlife and spacious living. If we had wanted to live in a highly densely populated area, we would not have chosen the Shirley area to relocate into, rather the centre of the town. The redevelopment of brownfield sites is more acceptable and there must be many of these in the Croydon area to develop without encroaching on valued green spaces.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

Object	Soundness - Justified	DM43.4 128	<p>I wish to formally object to:</p> <ol style="list-style-type: none"> <li>1. All the proposed policies relation to the re-designation of land to allow building development at Shirley Oaks Road and land around Shirley Oaks Village.</li> <li>2. The land at Poppy Lane (reference 128)</li> <li>3. Stroud Green Pumping Station, 140 Primrose Lane including the conversion of the locally listed pumping station (reference 504)</li> <li>4. Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House (reference 541).</li> <li>5. Land to the West of Shirley Oaks Road (reference 542)</li> <li>6. Land to the rear of 5-13 Honeysuckle Gardens (reference 548)</li> </ol> <p>These proposals are NOT appropriate for Croydon to meet its Strategic Objectives. Additionally the proposals are NOT DEUVERABLE or SUSTAINABLE as:</p> <ul style="list-style-type: none"> <li>• Croydon have already announced that it is not necessary to deliberately destroy MOL to reach their housing requirements.</li> <li>• National and London Plans do NOT require or expect Local Authorities to degrade MOL to generate additional housing.</li> <li>• The loss of this MOL will entail the LOSS of a vital green corridor between Shirley Oaks through to Ashburton Playing fields, across to South Norwood Park and surrounding Areas.</li> <li>• The above areas are vital to sustain the drainage of surrounding flood areas.</li> <li>• The above mentioned areas are referred to the "lungs of Croydon" as they sustain carbon dioxide capture (photosynthesis), oxygen release (photosynthesis) and biodiversity. Local wildlife includes badgers and bats.</li> <li>• Green areas increase the character, desirability and amenity of residential areas.</li> </ul> <p>Green areas have a strong positive impact of the character of surrounding residential areas.</p> <ul style="list-style-type: none"> <li>• The proposed increase in housing will put an additional burden on public transport, roadways and street parking and other services. The additional volume of traffic will create additional road hazards.</li> </ul>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.</p>
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7308/01/002/DM43.4/O	Mr John Carley	Object	Soundness - Justified DM43.4 128	I object to the de-designation of the Metropolitan Open Land around Shirley Oaks Village; reference Numbers, 128, 504, 541,542 and 548. This is currently Green Space and provides vital green recreational area and buffer between Shirley Oaks and the surrounding area.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
7320/01/003/DM43.4/O	Mr Steve Westray	Object	DM43.4 128	The de-designation of Metropolitan Open Land around Shirley Oaks Village and either side of Shirley Oaks Road. At present I understand that Metropolitan Open Land has the same protection as the Green Belt and I believe that it is vitally important to retain the controls around our green spaces in Shirley. If any additional homes were to be considered for this area then they should be restricted in number and carefully planned in order to retain the character of this area. The idea of building up to 750 new homes is totally out of keeping with this objective and would be considerable strain on local infrastructure and resources. New housing on this scale would lead to a significant increase in traffic along the Wickham Road which is already extremely busy not only servicing the residents of Shirley but as an important thoroughfare into Croydon.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
7321/01/003/DM43.4/O	Mrs Ann Sebire	Object	DM43.4 128	I am writing to object to; 2. The use of the following five sites for housing a) Land at Poppy Lane reference number 128) b) Stroud Green Pumping Station reference Number 504 c) Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541 d) Land to the west of Shirley Oaks Road reference number 542 and e) Land to the rear of 5-13 Honeysuckle Gardens reference numbers 543 I just hope that there has been enough consideration about the fact that Shirley is built on springs and Heron Homes and Wren both had problems with flooding the area down at Woodmere Avenue.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

7324/01/002/DM43.4/O	Mrs Olive Garton	Object		DM43.4 128	Use of formerly open land for housing (references 128, 504,541,542 and 548): Again, this open land should not be lost. Furthermore, there is no infrastructure in place to support the huge increase in population density that such development would represent. Development of the site of the former pumping station (reference 504): It was established at the time the Shirley Oaks village was built that this land could not be built on, as there is an Artesian well on the land and any development would risk polluting the water source. Furthermore, a travellers' site would be inappropriate on this site.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
8822/01/006/DM43.4/O	Mrs M Davies	Object		DM43.4 128	I am writing to object to the proposed use of: - the land to the east of Shirely Oaks Road (541) - The land to the west of shirely Oaks Road (542) - The land at Poppy Lane, Shirley Road (128) - Stroud Green Pumping Station, 140 Primrose Lane (504) - Land to the rear of honeysuckle gardens (548) - Open space land at shrublands estate (938)	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
8822/01/005/DM43.4/O	Mrs M Davies	Object		DM43.4 128	I am writing to object to the proposed use of: - the land to the east of Shirely Oaks Road (541) - The land to the west of shirely Oaks Road (542) - The land at Poppy Lane, Shirley Road (128) - Stroud Green Pumping Station, 140 Primrose Lane (504) - Land to the rear of honeysuckle gardens (548) - Open space land at shrublands estate (938)	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
1180/01/006/DM43.4/O	Mr & Mrs K Davenport	Object	Soundness - Justified	DM43.4 456	I am horrified at the proposals regarding Shirley. There may be a need for more housing but there are alternatives and it is up to the Council to find these rather than making it easier and more profitable for builders which is what is now happening.	Change	The site is unlikely to be deliverable during the Plan period due to there being long leasehold flats on the site and as such will not be carried forward.

2196/01/001/DM43.4/O	Ashleigh Horsler	Object		DM43.4 456	I was horrified to learn that Shirley Garden Centre is a proposed building site for the council. First of all there is very little room for the number of flats that is being proposed, if you were to build on the actual centre itself it would completely block the light to my flat and those next to me. We already know how gloomy winter can be and this would not help with anxiety and depression. There is a greater risk of flooding with that many more flats, not to mention (I am not sure if you are aware) that there are 6 flats on top of the garden centre already. Do you plan to knock these down? If not and you plan to build in the car park this brings yet ANOTHER issue as to parking, there is already a parking problem with 30 flats on the Cranwell Court site not least if you bring in more flats. I think this is a terrible idea and surely somewhere else would be more feasible	Change	The site is unlikely to be deliverable during the Plan period due to there being long leasehold flats on the site and as such will not be carried forward.
2320/02/001/DM43.4/O	Miss S Rayfield	Object	Soundness - Effective	DM43.4 456	1. Currently the flats from 13-24 Cranwell Court will have their light blocked as there is currently no buildings in that area. 2. Risk of flooding - with all the building on this site and Shirley Oaks - can all the drains cope? 3. Harm to wildlife 4. This is a busy red route area and the increased housing can only put more strain on the already busy Wickham Road.	Change	The site is unlikely to be deliverable during the Plan period due to there being long leasehold flats on the site and as such will not be carried forward.
2546/01/001/DM43.4/C	Mr & Mrs Robert & Patricia Cole	Comment	Soundness - Effective	DM43.4 456	Our house was originally part of the garden centre and the home of the garden centre owner. The deeds to the house state that the land is transferred "Together with the right of way for all purposes and at all times over the roadway leading from the garage at the rear of the property into 104 Wickham Road". The plans for intensification of residential development (elsewhere in Shirley) are unacceptable and will change the character of the area and also overburden the already problematic local road infrastructure. However the additional residential proposals for the garden centre will not only add to these issues but directly affect us, our access from our property to Wickham Road, and blight our home unreasonably.	Change	The site is unlikely to be deliverable during the Plan period due to there being long leasehold flats on the site and as such will not be carried forward.
2665/01/007/DM43.4/O	Ms S Mawaziny	Object		DM43.4 456	I object to this site.	Change	The site is unlikely to be deliverable during the Plan period due to there being long leasehold flats on the site and as such will not be carried forward.

We are residents of Cranwell Court and strongly object to the site of Shirley Garden Centre being redeveloped into 15-39 semi-detached houses for reasons listed below:

- 1) houses sites to the rear of Cranwell Court at the site of the current nursery will obstruct the natural daylight into the flats of Cranwell Court, causing further problems with dampness
- 2) concern with losing current parking and an increase in the number of cars in the surrounding roads making parking very difficult
- 3) increase in traffic from Wickham Road and increased difficulty in entering and exiting Cranwell Court from Wickham Road due to traffic
- 4) reduction in the value of Cranwell Court properties due to close proximity of other houses, lack of natural daylight into our homes, reduced parking and increase in noise disturbance from close proximity of houses
- 5) heightend risk of flooding
- 6) a loss of local buildings will be detrimental to the area. The garden centre employs many young local people and Shirley is an area known for its large gardens which the garden centre serves year-round. There has been a garden centre and nursery on this site for decades and generations of families still use it.

The site should remain as a garden centre. Change

The site is unlikely to be deliverable during the Plan period due to there being long leasehold flats on the site and as such will not be carried forward.

2702/01/001/DM43.4/O	Mr & Mrs Uprichard	Object	DM43.4 456	<p>We are residents of Cranwell Court and strongly object to the site of Shirley Garden Centre being redeveloped into 15-39 semi-detached houses for reasons listed below:</p> <ol style="list-style-type: none"> <li>1) houses sites to the rear of Cranwell Court at the site of the current nursery will obstruct the natural daylight into the flats of Cranwell Court, causing further problems with dampness</li> <li>2) concern with losing current parking and an increase in the number of cars in the surrounding roads making parking very difficult</li> <li>3) increase in traffic from Wickham Road and increased difficulty in entering and exiting Cranwell Court from Wickham Road due to traffic</li> <li>4) reduction in the value of Cranwell Court properties due to close proximity of other houses, lack of natural daylight into our homes, reduced parking and increase in noise disturbance from close proximity of houses</li> <li>5) heightend risk of flooding</li> <li>6) a loss of local buildings will be detrimental to the area. The garden centre employs many young local people and Shirley is an area known for its large gardens which the garden centre serves year-round. There has been a garden centre and nursery on this site for decades and generations of families still use it.</li> </ol>	The site should remain as a garden centre. Change	The site is unlikely to be deliverable during the Plan period due to there being long leasehold flats on the site and as such will not be carried forward.
2745/01/004/DM43.4/O	Mrs Frances Pearce	Object	DM43.4 456	<p>I am writing regarding the Council's plans for a massive redevelopment in the Shirley Area. More houses mean more traffic on our already crowded roads. I no longer go into Croydon because of the journey times. How long would it be before the Council considered bringing in a congestion charge. When you build all these properties do you consider the local amenities and the effect that more people would have on these. Where are the school places for all of these children? Regarding doctors. Unless it is an emergency I have to wait at least a week for an appointment. This waiting time can only increase if there are more patients. Is it the Council's policy to build over green belt land to the detriment of locals? I sincerely hope not. I think you need to seriously reconsider these plans.</p>	Change	The site is unlikely to be deliverable during the Plan period due to there being long leasehold flats on the site and as such will not be carried forward.

2767/01/001/DM43.4/O	Mr Stuart Ford	Object		DM43.4 456	I'd like to register a comment and with a view to making a potential objection on Local Planning Application Ref 456 - Shirley Garden Centre, Cranwell Court, 60 Wickham Road, which has been earmarked for the proposed use of "Residential Development". My father owns one of the other Cranwell Court flats that currently overlooks the Garden Centre & I am concerned that the proposed change of use could have a detrimental affect on the area concerned & also the surrounding area, including my fathers outlook/view. The proposed use of "Residential Development" is somewhat vague, hence at this stage this is not an objection, BUT I am seeking clarification on what exactly is being proposed on the land in question.	The proposed residential use should not impact on the surrounding area and current occupiers.	Change	The site is unlikely to be deliverable during the Plan period due to there being long leasehold flats on the site and as such will not be carried forward.
2943/01/001/DM43.4/O		Object		DM43.4 456	Within the above document, Croydon Garden Centre is identified as a suitable site for a secondary school. As stated in our correspondence dated 14th September 2015, our client does not support the allocation of Croydon Garden Centre for development as a secondary school within the emerging Croydon Local Plan, as they are not satisfied that it would be economically viable to develop the site for educational purposes. Shirley Garden Centre is identified as a potential housing allocation for 15 – 39 units. Our client advises that the site is unlikely to be deliverable within the Plan period due to the presence of a number of long-leasehold flats on the site.		Change	The site is unlikely to be deliverable during the Plan period due to there being long leasehold flats on the site and as such will not be carried forward.
3072/01/003/DM43.4/O	Christine McCarthy	Object		DM43.4 456	I object to all the proposals set out for new housing and travellers sites in Shirley. I feel it will ruin the area by taking up all the open spaces.		Change	The site is unlikely to be deliverable during the Plan period due to there being long leasehold flats on the site and as such will not be carried forward.
3161/01/003/DM43.4/O	Mr Jim Cowan	Object	Soundness - Justified	DM43.4 456	I have read Gavin Barwell's assessment of policies and proposals in the Croydon Local Plan and totally agree that if implemented would destroy the character of Shirley.  The infrastructure in Shirley is already stretched to the limit and can not withstand any further burdens.		Change	The site is unlikely to be deliverable during the Plan period due to there being long leasehold flats on the site and as such will not be carried forward.

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3193/01/002/DM43.4/O	Mr Stan Minter	Object	DM43.4 456	<p>I have major concerns over the planned development of the Shirley Area. This is currently one of the nicest areas of Croydon and you plan to swamp it with a number of housing developments and some travellers sites. This will be very detrimental to the whole area.</p> <p>I understand that nationally we need to have more accommodation for families. We need to achieve this with out destroying the whole fabric of our society. This scale of development will transform the whole area into a old fashioned "Estate".</p> <p>There are not sufficient services in the wider area to support such an influx of families.</p> <p>The road infrastructure already struggles at time and these developments will make the whole situation much worse.</p>	Change	The site is unlikley to be deliverable during the Plan period due to there being long leasehold flats on the site and as such will not be carried forward.
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3193/02/002/DM43.4/O	Mr Stan Minter	Object	DM43.4 456	<p>I have major concerns over the planned development of the Shirley Area. This is currently one of the nicest areas of Croydon and you plan to swamp it with a number of housing developments and some travellers sites. This will be very detrimental to the whole area.</p> <p>I understand that nationally we need to have more accommodation for families. We need to achieve this with out destroying the whole fabric of our society. This scale of development will transform the whole area into a old fashioned "Estate".</p> <p>There are not sufficient services in the wider area to support such an influx of families.</p> <p>The road infrastructure already struggles at time and these developments will make the whole situation much worse.</p>	Change	The site is unlikley to be deliverable during the Plan period due to there being long leasehold flats on the site and as such will not be carried forward.
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If you demolish the Garden Centre where would you propose to put the people you make homeless in the existing flats above the Garden Centre? Do you actually know how many people currently live there? And who pays to re-house them? And where? Are you proposing to compulsory purchase the existing flats / garden centre?  
How many people do you make unemployed by closing the Garden Centre? I was under the impression that local jobs were important to Croydon Council, has this policy changed? By closing the Garden Centre you may well also create additional unemployment with their suppliers?  
I would imagine this Garden Centre Company pays local business rates? Is this not a valuable source of income that You will lose? This is a very popular facility with local people, do you consider local people needs/wants when you draw up your plans?  
This is NOT A good way to improve morale amongst existing Garden Centre staff, and it now makes it more difficult to recruit new staff because they now know you plan to close it and knock it down, long term prospects zero!!!  
congratulations, job well done!!!  
If the proposal went ahead, have you modelled for the additional car parking which is already a problem in this area. By keep concreting over open land areas are you going to create a future flooding issue?  
This is a busy area/road/red route will you not be creating traffic congestion if you turn this into a construction site for X number of Months. By keep looking to increase the local population density have you calculated the impact on local services, Doctor Surgery, Dentist, Schools etc?? Why do you even consider sites such as this when you must have other brown field sites in the Borough that would be more suitable for your valuable time/attention? Have you got any well paid jobs vacant in the Planning Department because I know a candidate that will be ideally suited and come up with better plans than the majority that I have recently seen issued by this Department ?

The site is unlikely to be deliverable during the Plan period due to there being long leasehold flats on the site and as such will not be carried forward.

My initial comments to your proposed plan would be:-  
If you demolish the Garden Centre where would you propose to put the people you make homeless in the existing flats above the Garden Centre?  
Do you actually know how many people currently live there?  
And who pays to re-house them?  
And where?  
Are you proposing to compulsory purchase the existing flats / garden centre?  
How many people do you make unemployed by closing the Garden Centre?  
I was under the impression that local jobs were important to Croydon Council, has this policy changed?  
By closing the Garden Centre you may well also create additional unemployment with their suppliers?

I would imagine this Garden Centre Company pays local business rates?  
Is this not a valuable source of income that You will lose?  
This is a very popular facility with local people, do you consider local people needs/wants when you draw up your plans?  
This is NOT A good way to improve morale amongst existing Garden Centre staff, and it now makes it more difficult to recruit new staff because they now know you plan to close it and knock it down, long term prospects zero!!!  
congratulations, job well done!!!

If the proposal went ahead, have you modelled for the additional car parking which is already a problem in this area.  
By keep concreting over open land areas are you going to create a future flooding issue?  
This is a busy area/road/red route will you not be creating traffic congestion if you turn this into a construction site for X number of Months?  
By keep looking to increase the local population density have you calculated the impact on local services, Doctor Surgery, Dentist, Schools etc??  
I already find it very difficult to get a Doctors appointment when I need it, there is no point the overstretched Doctor seeing me in a months time when I am either feeling better or Dead, is it?  
Why do you even consider sites such as this when you must have other brown field sites in the Borough that would be more suitable for your valuable time/attention?

Have you got any well paid jobs vacant in the Planning Department because I know a candidate that will be ideally suited and come up with better plans than the majority that I have recently seen issued by this Department ?

3793/01/002/DM43.4/O	Mr Stephen Barnes	Object		DM43.4 456	<p>I am writing to object against the following as they will change the character of our area very much for the worse.</p> <p>First, the land for Shirley Garden Centre is identified as suitable for 15-39 homes including medium rise blocks and semi-detached houses, reference number 456.</p> <p>I very strongly object to this as my property backs onto this land and the planned development will drastically block out the natural light into the gardens of properties along this housing row. It could also have a significant impact on changing the character and reducing the value of properties in this area.</p>	Change	The site is unlikely to be deliverable during the Plan period due to there being long leasehold flats on the site and as such will not be carried forward.
4245/01/002/DM43.4/O	Mr & Mrs Maguire	Object		DM43.4 456	I object to the use of the site for housing.	Change	The site is unlikely to be deliverable during the Plan period due to there being long leasehold flats on the site and as such will not be carried forward.
7284/01/004/DM43.4/O	Dr I Jayamanne	Object	Soundness - Justified	DM43.4 456	I wish to protest vehemently about your plans to destroy Shirley which is a village by building hundred of homes and setting up a Gypsy and Traveller site. You will destroy the Green Belt and increase the traffic in the area thus polluting the environment and the air we breathe.	Change	The site is unlikely to be deliverable during the Plan period due to there being long leasehold flats on the site and as such will not be carried forward.

Hidden in the depths of the documents without any detailed maps and no backing documentation are plans to allocate Traveller sites: Addington, Shirley, South Croydon  
 Ref no |Site name |Proposed use  
 755 |Pear Tree Farm & Pear Tree Farm Cottage, Featherbed Lane □  
 Gypsy and traveller site  
 502 |Coombe Farm, Oaks Road □  
 Gypsy and traveller site  
 661 |Coombe Lodge Nurseries, Conduit Lane □  
 Gypsy and traveller site

There is no reference to any national mechanism for rating such sites, so has Croydon invented a scoring regime without any accreditation? There should be a review including increased weighting for needs for transport, education and health facilities for all sites suitable for 15 + pitches with site area greater than 4.0

Number |D |Site Area |Nos of pitches at 500 m2 each  
 15 |Kent Gateway Lane ,Featherbed Lane,Selsdon,CR0 5AR |13.7 |15+  
 536 |Land of former Croydon Airport runway- south of Imperial Way,Purley Way,Waddon,CR0 4RR |4.5 |15+  
 553 |By Pavilion, Playing Fields,Purley Way, Waddon, |39.0 □  
 15+  
 632 |Land south of Threehalfpenny Woods, Kent Gate Way, Bridle Way, Addington, CR0 5AH, |4.4 |15+  
 635 |Land adjoining Kent Gateway East of Addington Village Roundabout ,Kent Gateway, Lodge Lane,Addington,CR0 5AR |25.1 |15+  
 636 |Land west of Timebridge Community Centre, Lodge Lane,Elmside, Addington CR00QA □  
 7.4 |15+  
 651 |Land south of Heathfield,Riesco Drive, Selsdon, CR0 5RS |4.9 |15+  
 661 |Coombe Lodge Nursery (Central Nursery), Conduit Lane ,Coombe Road, South Croydon, CR0 5RQ |4.2 |15+

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site . As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

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0115/04/005/DM43.4/O	Mr Bob Sleeman	Object	DM43.4 502	<p>As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>"Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);</p> <p>The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>	
0120/02/022/DM43.4/O	<i>Addiscombe Residents Associatio</i>	Object	DM43.4 502	<p>Croydon has very few green places that are actually loved and residents are proud of so they need to be left as they are or enhanced. The proposal to place travellers site is not acceptable. These sites are stated by the Council to be in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>"Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Also these sites are far from schools and shops therefore not suitable for the proposed change of use.</p>	The site should not be allocated as gypsy and traveller site.	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

0122/05/008/DM43.4/O	Mrs Hilary Chelminski Addiscombe & Shirley Park RA	Object	Soundness - DM43.4 Consistent 502 with National	<p>3.the use of the following locations as gypsy/traveller sites:</p> <ul style="list-style-type: none"> <li>•Coombe Farm off Oaks Road reference number 502;</li> <li>•Coombe Lodge Nurseries off Conduit Lane reference number 661; and</li> <li>•Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;</li> </ul> <p>As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.</p> <p>The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
0320/02/009/DM43.4/O	Mr Tarsem Flora Flora Associates	Object	DM43.4 502	<p>We note the council comment “should not have an unacceptable adverse impact on the biodiversity of the borough. In spite of this we feel that the 3 sites that are being offered will have a biodiversity impact. I have received many comments on the wrong choice of sites, but do understand that the choice is limited. Any chance of a review?”</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

0357/03/003/DM43.4/O	Ms H Farley	Object		DM43.4 502	I am emailing to formally object to your worrying proposals to build 3 gypsy traveller sites in Croydon on Green Belt sites, and your proposals to build housing on some of our precious green spaces and back gardens. We have to protect our green belt at all costs, and we feel that as residents that we are under constant attack having to protect land which is sacrosanct. You can't just keep changing the goal posts to suit your purposes. I have lived in the area all my life and have never been so alarmed about council proposals. It is hugely stressful for residents, who use and appreciate the green spaces, to be threatened with your proposals. I fully support and agree with the objections raised by my MP Gavin Barwell, and ask you to reconsider your plans to prevent irreversible damage to Croydon and its green spaces.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
0362/02/001/DM43.4/O	Mr R Jarvis	Object	Soundness - Justified	DM43.4 502	When Gypsies and Travellers set up an unauthorised encampment near to Coombe Lane tramstop the Council had to clear up 85 pieces of used toilet paper with faeces on it that were blowing around into people's gardens. It was a health hazard.  A Gypsy and Traveller site will also ruin the countryside. Green space is exactly that. Leave it alone.  Therefore I object to a Gypsy and Traveller site at Coombe Farm.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
0362/01/003/DM43.4/O	Mr R Jarvis	Object		DM43.4 502	Complete total eternal objection. Green space is exactly that. Coombe Farm and Coombe Lodge have the peaceful rural names that they do. Existing residents have the right to the peaceable enjoyment of their land and everyone can at different times enjoy the countryside and low density this is only healthy both physically and mentally. It is vital to preserve these unbuilt areas which are the nearest lungs we can escape to. Government Green belt Policy E has deemed any development inappropriate and Croydon Council must obey as the most important vote of the electorate was for the Conservative Government. Richard Jarvis	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

0362/01/001/DM43.4/O Mr R Jarvis

Object

DM43.4  
502

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areas which are the nearest lungs we  
can escape to.  
Government Green belt Poliy E has  
deemed any development  
inappropriate and Croydon Council  
must obey as the most important  
vote of the electorate was for the  
Conservative Government.

Change

The site is in private  
ownership and the land  
owners have indicated they  
would not be interested in  
developing it as a Gypsy and  
Travellers site. As the  
deliverability of this site for  
Gypsy and Travellers would  
now be difficult it will no  
longer be considered for this  
use.

Proposals in General:  
Green Belt and Metropolitan Open Land ensure that areas close to high density building, and in particular house, were maintained such that people who lived and worked nearby could benefit from open green space to exercise, relax and maintain a balanced lifestyle. By de-designating the space, not only is a very valuable facility being removed, but the population density that need to benefit from the space is being increase. The proposals fail to identify what alternative facilities of equivalent benefit would be made available and how many people will be affected by the loss of these facilities.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Proposal Ref 502:  
I specifically object to this proposal as they are contrary to Policy E of the Planning Policy for Travellers Sites "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". If the land is misguidedly de-designated it makes no difference in that the site has not changed, nor have the environment or the reason for it being designated in the first instance. Hence the reasoning for deeming it inappropriate for travellers still stands.

Notwithstanding the reasons for maintaining the current use of the areas in question, the occupation of these areas raises significant security issues for both travellers or any other new inhabitants, and those enjoying the adjacent areas. Access to both Coombe Farm and Coombe Lodge Nurseries have very poor sight lines onto Oaks Road and Coombe Road presenting a traffic hazard to both pedestrians and goods vehicles turning in and out.

The lack of local transport infrastructure in the area and the lack of pedestrian pavements and other walkways would result in a significant increase in vehicle movement.

Notwithstanding the reasons for maintaining the current use of the areas in question, the occupation of these areas raises significant security issues for both travellers or any other new inhabitants.

0391/01/012/DM43.4/O	Mrs Mira Armour <i>HOME Residents Associaton</i>	Object	DM43.4 502	<p>Gypsy/traveler sites: OBJECT Croydon has very few green places that are actually loved and residents are proud of so they need to be left as they are or enhanced. The proposal to place travelers site is not acceptable. Also, these sites are far from schools and shops therefore not suitable.</p> <p>Reference 502; Coombe Farm off Oaks Road – within Lloyds Park Reference 661: Coombe Lodge Nurseries off Conduit Lane – with Coombe Tea Room Reference 755: Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane; These sites are stated by the Council to be in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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0391/02/012/DM43.4/O	Mrs Mira Armour <i>HOME Residents Associaton</i>	Object	DM43.4 502	<p>Gypsy/traveler sites: OBJECT Croydon has very few green places that are actually loved and residents are proud of so they need to be left as they are or enhanced. The proposal to place travelers site is not acceptable. Also, these sites are far from schools and shops therefore not suitable.</p> <p>Reference 502; Coombe Farm off Oaks Road within Lloyds Park Reference 661: Coombe Lodge Nurseries off Conduit Lane with Coombe Tea Room Reference 755: Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane; These sites are stated by the Council to be in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: ;Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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0667/03/001/DM43.4/O Mr G Meredith-Smith  
Whitgift Estate Residents' Associat

Object Soundness - DM43.4  
Justified 502

A few years ago we had travellers in the car park at the top of my road, Sandilands. They remained there for some time as they arrived just before a bank holiday. For over a week they ran a fleet of lorries up and down our roads dumping waste on the site - the police were unable to stop this. I have pictures showing the devastation they caused. After they were eventually removed, Croydon council had to foot a hefty bill for the toxic waste that was left behind although it was in a private car park. In the meantime people in my road were subjected to stones being thrown and intimidation from both children and adults. The sports club at the top of the road could not function.

Now I see that Croydon Council is proposing to put travellers and gypsies on what is in effect all greenbelt land at the end of my road i.e. Lloyd park specifically and also Coombe Lodge Nurseries. Although it is recognised that permanent sites do not carry the same level of mess, dumping, and intimidation, these sites are designated as combined, so passing itinerants would not presumably have the same degree of responsibility for the area.

Given the nature of the proposal i.e. in Lloyd Park, a place where children, schools, playing fields, dog walkers and women feel safe, it does not seem like a good idea to put gypsies/travellers alongside these groups without facing up to the fact that they might no longer feel safe in what is an open space/greenbelt land. This proposal borders on the obscene.

I understand from sources that the Council feel they have 'no choice' that they are under pressure from Westminster but I would say to you that if this was a Conservative council they would be fighting this pressure and putting travellers in a place where the general public are not put at risk. I speak from experience not prejudice, and we all know that when a site is concreted and permanent it can never be reclaimed however bad it gets. Please think again.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

0790/01/147/DM43.4/O	Mr Mathew Frith <i>London Wildlife Trust</i>	Object	Soundness - Justified	DM43.4 502	This area is designated as Green Belt but not shown or assessed as such in the Gypsy and Traveller site selection	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.	
0790/02/001/DM43.4/O	Mr Mathew Frith <i>London Wildlife Trust</i>	Object	Soundness - Justified	DM43.4 502	<p>Whilst we welcome the approach to meeting these two Vision elements:  A Sustainable City: A place that sets the pace amongst London boroughs on promoting environmental sustainability and where the natural environment forms the arteries and veins of the city  A Caring City: A place noted for its safety, openness and community spirit where all people are welcome to live and work and where individuals and communities feel empowered to deliver solutions for themselves</p> <p>London Wildlife Trust is concerned at the assessment undertaken to identify potential new travellers' sites (Assessment and Selection of sites for Gypsy and Travellers, Evidence for the Local Plan: Detailed Policies and Proposals (P&amp;A Options), August 2015). It sets out criteria and scoring for the assessment of sites in Table 1.</p> <p>For Green Belt/MOL:  - No built form -10  - Built form -5  - Not GB/MOL +10</p> <p>There is no +5 score amber or green. Yet for the GB/MOL scoring of each site in Table 5, a score in amber of +5 is sometimes used. This is incorrect as it overscores sites by 10 points (i.e. +5 when it should be -5). Therefore the accumulated site scores in Table 8.2 are incorrect.</p>	For this site Green Belt/Metropolitan Open Land should be listed as a policy designation prohibiting further exploration of options.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1180/01/003/DM43.4/O	Mr & Mrs K Davenport	Object	Soundness - Consistent with National	DM43.4 502	I am appalled by the proposal to create traveller sites on Green Belt land.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.	

1700/01/002/DM43.4/O	A P Goodall	Object		DM43.4 502	The Policies laid out by the Mayor London- London Assembly website, without a doubt, states that the Mayor's office really supports the safety of Metropolitan Open Land and claims that "the strongest protection should be given to London's MOL and inappropriate development refused". I therefore vigorously object to any interference to MOL and in particular if the neighbourhood is simply going to be used differently with little or no consultation with the local residents and businesses.	The site should not be used for a Gypsy and Traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1709/01/001/DM43.4/O	Adam Hunnisett	Object		DM43.4 502	I am writing to strongly object to the Travellers site proposed for Coombe Farm which is on Green Belt Land contrary to National Guidelines. The site has no safe walking route to schools, shops, doctors etc.. Along Oaks Lane of Oaks Road. The access road (Oaks Lane) is far too narrow especially as large aggregate lorries already use this poorly lit lane. The national guide lines state that the site should not overwhelm the next nearest settlement along Oaks Land & Oaks Road which it will. This will be a private site which can easily expand into its Green Belt surroundings in Dcoombe Dfarm and Lloyds Park.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1713/02/008/DM43.4/O	Alison Connor	Object	Soundness - Justified	DM43.4 502	The Council are proposing in total 45 permanent pitches. Both sites are some distance from public services. They should consider instead the expanding the existing site off the Purley Way. More importantly the Council are in breach of policy E Planning Policy for Traveller Sites published by the Government in August which clearly states: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council have acknowledged both sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1725/01/001/DM43.4/C	Anne Thompson			DM43.4 502	object to the travellers sites in Shirley as it is against government policy and inappropriote development in area which attracts many visitors		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object Soundness - DM43.4  
Justified 502

I have been a resident and homeowner in South Croydon for over 40 years. I was attracted to the area because of the green belt within its boundaries as well as very good railway connections to Central London. I am dismayed to learn that Croydon Council have identified three locations where they propose to set up permanent Gypsy and Traveller sites. I am particularly concerned with the proposed sites on Conduit Lane and Coombe Farm off Oaks Road. Both these are on green belt and in an area of natural beauty that I would have thought our elected council would go out of its way to preserve. How can this be when The Department for Communities and Local Government's Planning policy for traveller sites dated August 2015 states under Policy E: Local Government's Planning policy for traveller sites dated August 2015 Traveller sites in Green Belt paragraph 16 that " Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. Subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances" ?

What are the very special circumstances that make your proposals "appropriate"? How can you go against current Government Policy so blatantly when surely in Croydon ,with its many industrial estates, brownfield sites and urban sprawl , there are far more suitable sites for such developments. The Government policy/guideline is to have new sites near to existing developments. Clearly this would not be the case with this recommendation.

These proposals are clearly harmful for the Green Belt and would have a negative impact on the environment and wildlife in Coombe Wood, Shirley Hills and Lloyd Park. It would create a precedent for further erosion of our valuable local amenity. Coombe Road and Coombe Lane are already very busy roads and one of the main arteries into the town centre. The additional traffic emanating from these two sites, without significant road improvements , would exacerbate the traffic congestion, not to mention the additional pressure on the already stretched local services such as schooling and general

Does not comply with Government policy of new sites near existing development, is inappropriate development in the Green Belt and very special circumstances are not explained  
Croydon has many industrial, brownfield sites and urban sprawl where there must be more appropriate sites for such developments.  
Sites 661 and 502 will have a negative impact on the environment and wildlife, and impact on traffic congestion, add to an already dangerous junction of Coombe Road and Oaks Road and Conduit Lane. Road improvements would be needed. Will add pressure on local schools and general practitioners. The two sites will not meet the needs of the Traveller community not within walking distance of shops, health centres, schools and other local amenities.  
The traveller community favour smaller sites to avoid risk of inter-family tensions. These sites go against this.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

practitioners. The access roads to these proposed sites are clearly unsuitable for the larger vehicles that this community use as part of their livelihood and way of life. The junctions at Coombe Road, Oaks Road and Conduit Lane are already dangerous for vehicles and this area has the potential with this proposal to become a major accident black spot without significant very costly improvements to the local road network.

In summary not only do I feel that these proposed sites are very unsuitable for the area but also they would not meet the needs of the traveller community. Neither of the proposed sites are within walking distance of shops, health centres, schools and other local amenities which I believe is their preference. The Traveller Community favour smaller sites as there is less likelihood of inter-family tensions. These plans clearly go against this.

I would urge you to give more thought to and reconsider this planning application as it is my strong opinion that it neither suits the Traveller Community nor the local residents .

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1727/01/006/DM43.4/O	Anthony Barber	Object	DM43.4 502	<p>I am writing to object to:</p> <ol style="list-style-type: none"> <li>the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502;</li> </ol> <p>as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b The additional traffic at the junctions of Coombe Road of Oaks Road and Conduit Lane that this proposal will generate. These junctions are already dangerous for vehicles and this area has the potential with this proposal to become a major accident black spot without significant very costly improvements to the local road network.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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This is Green Belt land which is inappropriate for traveller sites. Our community does not wish to lose any of its green belt land. We don't want the start of development in green belt leading to a precedent and subsequent further loss. Also there would be a negative effect on the environment, wildlife etc to lose any green belt land. The site does not meet anyone's needs. It would be detrimental to one local community. Also, it doesn't meet the needs requested by gypsy and traveller communities. They prefer smaller family sites. They require good access to roads, especially for their large vehicles. They do not request public transport, which was stated as a benefit, but it is not relevant to these communities. There are not any shops or amenities near by. These community groups request that too. On every level these sites do not fit traveller needs and they would create a negative impact on the local community's needs. This site is unsuitable to develop. There are not adequate roads, schools, shops, health facilities etc to cope with such development. The cost to put this infrastructure in place is huge. I think that overwhelming costs would outweigh any benefits. The site has local, environmental, conservation, historical and natural significance. It is too important to lose. I think that the area doesn't suit the needs of any travellers. As stated there is no infrastructure to cope with these numbers. Our local area would be compromised. It is most likely there will be an adverse reaction on local businesses. The areas (e.g. Coombe Woods, Coombe Lodge Nurseries) would be negatively impacted by the plans.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

1737/01/002/DM43.4/O	Brian Carter	Object	Soundness - Justified	DM43.4 502	<p>I have lived at the my address for nearly 30 years and am writing to object to the use of land at Coombe Farm, off Oaks Road (site reference 502) on the following grounds:</p> <p>The site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.</p> <p>The site is located within the Green Belt considered to be inappropriate for development as 'traveler sites', Planning Policy for Traveler Sites, DCLG, August 2015.</p> <p>Selection of the site should have a bias towards 'brownfield or industrial land' not Green Belt.</p> <p>Insufficient local infrastructure to accommodate the plans</p> <p>Lack of necessary amenities in the vicinity</p> <p>Imbalance across the Croydon Borough with two proposed sites [Sites 661 and 502] being in South Croydon in close proximity to each other.</p> <p>It would be detrimental to the rights of adjoining owners.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
1747/01/001/DM43.4/O	Angela Rothery	Object		DM43.4 502	<p>With regards to ref 502 converting green belt areas to a Traveller site.</p> <p>Both myself and my family (5 no adults) are very very strongly against both of these proposal.</p> <p>In every regard to the environment, local communities, progress towards the regeneration of Croydon, security and property values, schools we completely disagree with any local areas being made available to travelers on a permanent or temporary basis.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
1750/01/001/DM43.4/O	Alan Dufty	Object	Soundness - Justified	DM43.4 502	<p>I wish to place on record my objection to the above proposal with is contrary to Government policy (Policy E of Planning Policy for Traveller Sites ) which state "Traveller Sites ( temporary or Permanent ) in the Green Belt are inappropriate development" I assume that you are aware of Government Policy.</p> <p>Croydon Council tell me that money is tight and they are cancelling the Green Waste collection, I am therefore at a loss to understand why you are wasting time and money considering this proposal in an area that is not near any schools or shop.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

1752/01/001/DM43.4/O	Alan and Anne Pearson	Object	DM43.4 502	<p>My wife and I wish to object strongly to the proposal for two traveller sites in our local area.</p> <p>As a couple keen on wildlife, we moved to Melville Avenue mainly for its green location and quick access to unspoilt lanes and open areas in what we were led to believe were green belt. Now these are under threat.</p> <p>We have had a fair bit of experience with travellers in the local area in the past, encamped on the Coombe Lodge Playing Fields, in Lloyd Park and on Addington Hills and in all cases have been dismayed by their lack of conscience. They have taken down fences and burnt them as bonfires, destroyed turf on pitches, disturbed our neighbours' beehives, and left considerable amounts of rubbish scattered behind, making no effort even to tidy it into one spot. You will see why then we are less than enthusiastic about the proposals.</p> <p>Both Conduit Lane and Oaks Lane are tranquil places, very good for wildlife which we enjoy watching. There are few such places within easy access of Croydon and we feel very strongly they should be protected.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1755/01/001/DM43.4/O	Ann Kellaway	Object	DM43.4 502	<p>am writing to object to the use of the following locations as gypsy and traveller sites at Coombe Lodge Nurseries off Conduit Lane, site reference 661 and Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1756/01/001/DM43.4/O	Barbara Wilkins	Object	DM43.4 502	<p>I would like to register my opposition to allowing gypsy sites on Coombe Farm. Croydon is a densely populated and built up area. To allow gypsy sites on these two areas of precious Green Belt is totally inappropriate and I understand contrary to Government planning policy.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

1759/01/001/DM43.4/C	Billy Stagg		DM43.4			Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
			502	<p>I am writing to you as I wish to oppose the traveller site that is possibly going to be built in the Shirley area.</p> <p>We have been residents for over five years and there is a great community spirit. There is a lot of green space which makes Shirley different to other places in Croydon. I feel by building on this you will be demolishing the greenbelt and that is not acceptable. As I say I oppose this very strongly.</p>			
1762/01/001/DM43.4/O	Brian Parnell	Object	DM43.4			Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
			502	<p>I have been made aware of your intentions with regard to travellers sites in Coombe Road and neighbouring Coombe Farm. Please accept this e-mail as my strong objection. As you will be aware, travellers have gained access to the ground at the rear of Shirley Park Golf Course on several occasions and each time have reeked havoc, abusing golfers, stealing golf accessories and causing general disruption to the surrounding houses. Permanent sites would ruin the area.</p> <p>I assume that neither you or your counterparts live anywhere near this area! Please do not underestimate the strong feeling within the adjacent community.</p>			

1771/01/002/DM43.4/C	Amanda Stretton		DM43.4	As a resident of Shirley residing very near Lloyd Park we are writing to object to:	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
			502	1.The use of the following locations as gypsy and traveller sites:		
				•Coombe Lodge Nurseries off Conduit Lane, site reference 661		
				•Coombe Farm off Oaks Road, site reference 502		
				as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.		
				As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:		
				"Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".		
				The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough they should look elsewhere (for example, off the Purley Way where the existing site is).		
1778/01/001/DM43.4/O	D Northcote	Object	DM43.4	Please note that my family and I are absolutely against a site being set up. We had trouble with 'travellers' very recently are very aware of the trouble they cause.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
			502			

1782/01/009/DM43.4/O	Angus & Olivia Bloom	Object	Soundness - Justified DM43.4 502	<p>As a resident of Shirley Oaks I am writing to object the proposals for housing development on the estate and surroundings. Having lived in Shirley all of my life I would be deeply disappointed to see it change unrecognisably. I envisage the property on Shirley Oaks Road will either be demolished or surrounded by high density housing. Either eventuality will be highly detrimental.</p> <p>I have viewed the Detail Policies and Proposals on Croydon Councils website and object the following plans, references - Ref 128 Ref 504 Ref 541 Ref 542 Ref 548 Ref 938 Ref 502 Ref 661</p>	Object to Site 502	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1795/01/001/DM43.4/O	Miss Fiona Mant	Object	DM43.4 502	MOL around Shirley Oaks Road and Shirley Village is what gives the areas its character and beauty. Residential use will take away the beautiful green spaces. Traveller sites on green belt or areas of nature conservation is despicable and in breach of Policy E - Planning for Traveller Sites. The respondent finds it hard to believe that there are not more suitable areas that can be developed in the borough and strongly objects to the proposals.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1805/01/002/DM43.4/O	Georgina Berry <i>Lamb Home Inspectors</i>	Object	DM43.4 502	In response to details of The Croydon Local Plan, I am objecting to the suggested plans to change the current Green Belt land at Coombe Farm AND AT Coombe Lodge Nurseries into temporary or permanent areas for Traveller/Gypsy sites. The reason being in my opinion it will drastically change the character of our area very much for the worse. We desperately need new housing, but it should be built on brownfield sites not our remaining precious green spaces, particularly in this area.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object Soundness - DM43.4  
Justified 502

I wish to notify you of my objections to some of the Council's proposals in the Croydon Local Plan, which has recently been brought to my attention. As I understand from Gavin Barwell MP (Croydon Central) there are plans to build three gypsy/traveller camps in the Green Belt (eg Coombe Farm), and to allow large housing developments on some of our precious green spaces. Once gone these are gone forever. The character of parts of the Borough could be dramatically changed for the worse and this might discourage people from living, working, shopping and investing in the area. Whilst I acknowledge that there is a need for more accommodation in Croydon it is preferable to utilise effectively those brownfield sites which I am given to understand do exist in the area. More brownfield sites might become available in the future and I should like to think that the Council is establishing and/or maintaining and updating a list of suitable locations.

Whilst I acknowledge that there is a need for more accommodation in Croydon it is preferable to utilise effectively those brownfield sites which I am given to understand do exist in the area. More brownfield sites might become available in the future and I should like to think that the Council is establishing and/or maintaining and updating a list of suitable locations

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object Soundness - DM43.4  
Justified 502

"particularly concerned with the proposed sites on Conduit Lane and Coombe Farm off Oaks Road. Both these are on green belt and in an area of natural beauty that I would have thought our elected council would go out of its way to preserve. How can this be when The Department for Communities and Local Government's Planning policy for traveller sites dated August 2015 states under Policy E: Traveller sites in Green Belt paragraph 16 that " Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. Subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances" ?

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

What are the very special circumstances that make your proposals "appropriate"? How can you go against current Government Policy so blatantly when surely in Croydon ,with its many industrial estates, brownfield sites and urban sprawl , there are far more suitable sites for such developments. The Government policy/guideline is to have new sites near to to existing developments. Clearly this would not be the case with this recommendation.

These proposals are clearly harmful for the Green Belt and would have a negative impact on the environment and wildlife in Coombe Wood, Shirley Hills and Lloyd Park. It would create a precedent for further erosion of our valuable local amenity. Coombe Road and Coombe Lane are already very busy roads and one of the main arteries into the town centre. The additional traffic emanating from these two sites, without significant road improvements , would exacerbate the traffic congestion, not to mention the additional pressure on the already stretched local services such as schooling and general practitioners. The access roads to these proposed sites are clearly unsuitable for the larger vehicles that this community use as part of their livelihood and way of life. The junctions at Coombe Road, Oaks Road and Conduit Lane are already dangerous for vehicles and this area has the potential with this proposal to become a major accident black spot without significant very costly improvements to the local road

network.

In summary not only do I feel that these proposed sites are very unsuitable for the area but also they would not meet the needs of the traveller community. Neither of the proposed sites are within walking distance of shops, health centres, schools and other local amenities which I believe is their preference. The Traveller Community favour smaller sites as there is less likelihood of inter-family tensions. These plans clearly go against this."

Whilst I personally oppose the idea of gentrification, the above sites are a heritage of South Croydon and surrounding areas, but are also a wildlife sanctuary that needs protection. I do not see how gypsy and travellers sites will have wildlife protection in their best interests and thus would destroy a beautiful area that is part of the Greenbelt.

It is my strong opinion that the planning application will neither suit the traveller community nor local residents. I strongly urge you to give more thought to and reconsider this planning application

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1821/01/002/DM43.4/O	Hina Shavdia	Object	Soundness - Justified	DM43.4 502	to object to:  Coombe Farm off Oaks Road, site reference 502; as sites would constitute inappropriate development in the Green Belt	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1827/01/007/DM43.4/O	Jane & Paul Riley	Object	Soundness - Justified	DM43.4 502	Happy for the Council to replace under-used garages with much-needed homes, but will be objecting to building on precious open space.  Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:  Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.  The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

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1830/01/001/DM43.4/O	Jackie & Denzil de Moraes	Object	Soundness - Justified	DM43.4 502	<p>We are opposed to the green belt land being used for the above uses because there are not amenities in the area.</p> <p>There are no shops, post office, schools, libraries, or public transport i.e. bus route and therefore this area is not suitable.</p> <p>We will oppose any plans of this nature.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1835/01/007/DM43.4/O	Peter Docherty	Object	Soundness - Consistent with National	DM43.4 502	This location is in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Travellers Sites published by the government in August say very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of this policy.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1844/01/002/DM43.4/O	Annette and Robert Butler	Object	Soundness - Justified	DM43.4 502	<p>We strongly object to the following:</p> <p>The use of the following as gypsy/traveller sites: Coombe Farm off Oaks Road reference number 502</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1858/01/002/DM43.4/O	Catherine Pleasance	Object		DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1860/01/002/DM43.4/O	Mrs Cathy Sidholm	Object		DM43.4 502	<p>I am writing to object to:</p> <p>1. the use of the following locations as gypsy and traveller sites:</p> <p>Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

1865/01/005/DM43.4/C Colin Sims

DM43.4

Change

502

Policy DM43, reference Site 502  
Coombe Farm reference Site 661  
Coombe Lodge Nurseries and  
reference Site 755 Pear Tree Farm  
and Pear Tree Cottage. I object to  
the use of any of these locations for  
the creation of Gypsy/Traveller sites.  
All three locations are within the  
Green Belt and Coombe Farm is on  
a site of an Archaeological Priority  
Zone and contains an area of Nature  
Conservation Importance. Such  
development is in breach of Policy E  
of Planning Policy for Traveller Sites,  
which says that "Traveller Sites  
(temporary or permanent) in the  
Green Belt are inappropriate  
development". All three sites are also  
a  
considerable distance from public  
services. I believe that the proposal  
to create three new Gypsy/Traveller  
sites by 2017, and 39 by 2036 is  
extremely excessive and will have a  
significant adverse impact on the  
borough.

I have restricted my objections to  
those plans that primarily affect our  
area of Shirley in which I live, but the  
same objections apply to other  
proposals in other parts of the  
borough.

The site is in private  
ownership and the land  
owners have indicated they  
would not be interested in  
developing it as a Gypsy and  
Travellers site. As the  
deliverability of this site for  
Gypsy and Travellers would  
now be difficult it will no  
longer be considered for this  
use.

1883/01/001/DM43.4/O David Hurst

Object

DM43.4

Change

502

I am writing to state my total  
objection to the building of the  
proposed gypsy/traveller site at  
Coombe Farm off Oakes Road.  
It is a totally inappropriate site for  
such a use of Green Belt land when  
there are plenty of other places in  
Croydon for  
such a development, for example  
Purley way on the unused ex  
industrial site

The site is in private  
ownership and the land  
owners have indicated they  
would not be interested in  
developing it as a Gypsy and  
Travellers site. As the  
deliverability of this site for  
Gypsy and Travellers would  
now be difficult it will no  
longer be considered for this  
use.

Object

DM43.4  
502

Coombe Farm off Oaks Road reference number 502;  
As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object

DM43.4  
502

I am writing to register my objections for the following proposed sites for Gypsy and Travellers Sites:

Coombe Farm, Oaks Road - Reference 502

The Policies laid out on the Mayor of London - London Assembly website, and Policy 7.17 clearly states that the Mayor's office truly supports the protection of Metropolitan Open Land, and indeed states that "The strongest protection should be given to London's MOL and inappropriate development refused". The Policy lays out what needs to be established to designate an area as MOL, but does not make it clear how a Council can re-designate an area. I therefore object to any permanent Traveller site being constructed on MOL and especially if the area is simply going to be re-designated without any consultation with the local residents and businesses.

I object strongly that Croydon Council can re-designate Metropolitan Open Land or Green Belt land to suit their needs to accommodate a permanent pitch. I cannot see any Planning justification to change the designation, nor for the intrusion into the lives of the residents of Oaks Road and surrounding area. This will massively affect the urban attractiveness of the area and have both emotional and financial repercussions on many lives.

Policy 7.18 relating to Protection of Open Spaces clearly states that open spaces in London must be protected, and any loss must be resisted. I cannot believe the Council would want to go against both of these policies laid down by The London Assembly.

This Club not only provides sport and social activities to over 700 members in the local vicinity, but also provides an important ecological role in the area. The proposed site of Coombe Farm as a site for Gypsies and Travellers has come as a shock to everyone in the area, as borne out by the recent press coverage and attendance at the Consultation Meetings.

The history of unauthorised "pitches" in this area over the past few years has left a bitter resentment, especially in view of the residual

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

mess and threatening behaviour that has always accompanied their trespass. On each occasion that Gypsies/Travellers have been in the area, the club members here have been threatened with physical and verbal abuse. This behaviour is totally unacceptable and despite the subsequent eviction of the Travellers on each occasion, the residual psychological effect on tax payers and constituents' lives cannot be trivialised. We also have a large Junior Section and children play the course during holidays as well as weekends. They are often unaccompanied and the parents need to know they are in a safe environment. This would certainly not be the case in the parents' minds if there was any chance of aggressive behaviour, as previously experienced, towards these children. I am certain that you would not wish to be responsible for putting children in any sort of potentially dangerous situation.

Surely these detailed real issues must be taken into account when determining any permanent site.

I understand that the proposed sites are not within the required distance to both schooling and medical needs, therefore I also object on that basis. The land is in private ownership at Coombe Farm, and any funds spent on "compulsory or otherwise" purchase could surely be spent more wisely on behalf of the population of Croydon. No doubt Central Grants will be available, but Council owned land in an area that will not radically impact on established residents' lives would be a sensible and prudent choice.

1888/01/003/DM43.4/O	David, Paula & Oliver Greest	Object	DM43.4 502	We want to object to the locating of three traveller sites in and around South Croydon. The building of these sites on green land is wrong and will change significantly the area we live in. We live in Gravel Hill between Featherbed Lane and Coombe Lodge Nurseries and we will therefore be impacted by two if not all three of these sites. As the Council acknowledges this site is in the Green Belt. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development" and the Council's approach is clearly a breach of this policy.	Gypsy and Traveller sites should not be located in the Green Belt.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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1888/01/004/DM43.4/O David, Paula & Oliver Greest

Object

DM43.4  
502

Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of pitches then why not increase the size of the site on the Purley Way where the existing site is.

The sites should be closer to public services and located where the existing site is.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

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I am writing to register my objections for the following proposed sites for Gypsy and Travellers Site:

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Coombe Farm, Oaks Road - Reference 502

The Policies laid out on the Mayor of London - London Assembly website, and Policy 7.17 clearly states that the Mayor's office truly supports the protection of Metropolitan Open Land, and indeed states that "The strongest protection should be given to London's MOL and inappropriate development refused". The Policy lays out what needs to be established to designate an area as MOL, but does not make it clear how a Council can re-designate an area. I therefore object to any permanent Traveller site being constructed on MOL and especially if the area is simply going to be re-designated without any consultation with the local residents and businesses.

I object strongly that Croydon Council can re-designate Metropolitan Open Land or Green Belt land to suit their needs to accommodate a permanent pitch. I cannot see any Planning justification to change the designation, nor for the intrusion into the lives of the residents of Oaks Road and surrounding area. This will massively affect the urban attractiveness of the area and have both emotional and financial repercussions on many lives.

Policy 7.18 relating to Protection of Open Spaces clearly states that open spaces in London must be protected, and any loss must be resisted. I cannot believe the Council would want to go against both of these policies laid down by The London Assembly.

This Club not only provides sport and social activities to over 700 members in the local vicinity, but also provides an important ecological role in the area. The proposed site of Coombe Farm as a site for Gypsies and Travellers has come as a shock to everyone in the area, as borne out by the recent press coverage and attendance at the Consultation Meetings.

The history of unauthorised "pitches" in this area over the past few years has left a bitter resentment, especially in view of the residual mess and threatening behaviour that has always accompanied their trespass. On each occasion that Gypsies/Travellers have been in the area, the club members here have

been threatened with physical and verbal abuse. This behaviour is totally unacceptable and despite the subsequent eviction of the Travellers on each occasion, the residual psychological effect on tax payers and constituents' lives cannot be trivialised. We also have a large Junior Section and children play the course during holidays as well as weekends. They are often unaccompanied and the parents need to know they are in a safe environment. This would certainly not be the case in the parents' minds if there was any chance of aggressive behaviour, as previously experienced, towards these children. I am certain that you would not wish to be responsible for putting children in any sort of potentially dangerous situation.

Surely these detailed real issues must be taken into account when determining any permanent site.

I understand that the proposed sites are not within the required distance to both schooling and medical needs, therefore I also object on that basis. The land is in private ownership at Coombe Farm, and any funds spent on "compulsory or otherwise" purchase could surely be spent more wisely on behalf of the population of Croydon. No doubt Central Grants will be available, but Council owned land in an area that will not radically impact on established residents' lives would be a sensible and prudent choice.

1896/01/002/DM43.4/O	Divya Kumar	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1904/01/007/DM43.4/O	Emma Smith	Object	DM43.4 502	I object to the use of the following locations as gypsy/traveller sites: . Coombe Farm off Oaks Road reference number 502	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

1908/01/001/DM43.4/O	Alisdair Davis	Object	Soundness - Justified	DM43.4 502	<p>These Gypsy and Traveller sites are being situated in Green Belt areas which goes against Policy E of Planning Policy for Traveller Sites issued by the Government. The sites also do not match the criteria described in Paragraph 4.17 in that the location of new pitches do not enable the residents to access services including schools and health facilities in the same way that residents of new houses need to be able to access community facilities. Both sites dot by any stretch of the imagination give Gypsy and Traveller sites good access to the road network. Indeed both or accessed by single track roads</p> <p>For reasons stated above I do not believe this approach is deliverable and also will alienate existing Croydon residents to building these sites in Green Belt areas. The approach does not enable sustainable development as it compromises areas of outstanding beauty with vehicles which are the opposite.</p> <p>The main tenet of this proposal is Strategic Objective 10: Improve the quality and accessibility of green space and nature, whilst protecting and enhancing biodiversity</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.	
1914/01/001/DM43.4/O	Andrew Gingell	Object		DM43.4 502	<p>I object to the use of Coombe Farm as a gypsy and traveller site. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development according to Government guidelines.</p>	Gypsy and Traveller sites should not be proposed in the Green Belt.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1918/01/007/DM43.4/O	Mr Gareth Champion	Object	Soundness - Justified	DM43.4 502	<p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

1920/01/002/DM43.4/O Mr and Mrs Andrew and Kim Hack

Object

Soundness - DM43.4  
Justified 502

We are writing to say that we strongly object to the proposed plans in regards to two locations in Croydon becoming traveller sites.

Change

- i) Coombe Farm off Oaks Road
- ii) Coombe Lodge Nurseries off Conduit Lan

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

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Object Soundness - DM43.4  
Justified 502

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

1927/01/001/DM43.4/O Ron Lamb	Object	DM43.4 502	I am e-mailing you to register total opposition regarding your proposal to put traveller's sites in Coombe Farm and Coombe Lodge. I am and have been a resident of Oaks Road for 20 years and apart from myself being strongly against such an idea, I do not know of one neighbour that is in agreement with this proposal. Apart from there not being adequate amenities in these areas, there is not sufficient transport, road ways, schools to support such a venture. Why would you want to put caravans in these areas, surely in this modern day and age people should live in houses? Also, both these areas are a natural area of beauty with wild life, birds etc... travellers would lower the whole tone of this and bring mess and litter, such as in the past when we had illegal "visits" before they were moved on. I am also informed that these areas are "green belt" and that no such proposal would or should be allowed. I state once again that I am totally against these potential destructive proposals that would spoil a very beautiful part of Croydon if you go ahead with this scheme, or perhaps this is your plan as this is one of the other Conservative Wards that you are targeting to make your changes?	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1929/02/002/DM43.4/O Mr Charles Marriott	Object	DM43.4 502	objection to extremely worrying proposals to build 3 gypsy traveller sites in Croydon on Green Belt sites.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Writing to object to the proposed sites for Gypsy and Travellers at Coombe Lodge Nurseries off Conduit Lane, Reference 661. The Policies laid out on the Mayor of London-London Assembly website and Policy 7.17 clearly state that the Mayor's office truly supports the protection of Metropolitan Open Land and states the strongest protection should be given and inappropriate development refused. The Policy does not make it clear how a Council can de-designate an area. I object to any permanent Traveller site being constructed on MOL and especially if the area is simply going to be de-designated without any consultation with the local residents and businesses. I object strongly that Croydon council can de-designate Metropolitan Open Land or Green Belt land to suit their needs to accommodate a permanent pitch. I cannot see any Planning justification to change the designation, nor for the intrusion into the lives of residents of Oaks Road and surrounding area. This will massively affect the urban attractiveness of the area and have both emotional and financial repercussions on many lives. Policy 7.18 relating to the Protecting of Open Spaces clearly states that open spaces in London must be protected, and any loss must be resisted. I cannot believe the Council would want to go against both of these policies laid down by the London Assembly.

In relation to Shirley Park golf course and 700 members, the club provides sport and social activities and also provides an important ecological role in the area. The proposed site of Coombe Farm as a site for Gypsy and Travellers has come as a shock to everyone in the area, as borne out by the recent press coverage and attendance at the Consultation Meetings.

The history of unauthorised `pitches` in this area over the past few years has left a bitter resentment, especially in view of the residual mess and threatening behaviour that has always accompanied their trespass. On each occasion that Gypsy /Travellers have been in the area, the club members here have been threatened with physical and verbal abuse. This behaviour is totally unacceptable and despite the subsequent eviction of the Travellers on each occasion, the residual effect on tax payers and constituents' lives cannot be trivialised. We also have a large Junior section and children play the course during holidays as well as weekends. They are often unaccompanied and the parents

Objection to proposed Gypsy and Traveller sites at Coombe Farm -site 502 and Coombe Nursery -Site 661 on the grounds of de- designation of MOL and Green Belt, going against Policy 7.17 and 7.18 of the London Plan, the likely impact on Shirley Park Golf Club Members of all ages playing on the golf course and the risk to their safety based on previous experience of gypsy and travellers trespassing on the course and impact on residents of surrounding properties and the attractiveness of the local area. Also the locations proposed do not meet criteria of needing to be near schools, and health facilities. Money spent on compulsory purchase would be better spent on the Croydon population. A gypsy and traveller site on Council owned land in an area that will not radically impact on established residents' lives would be a sensible and prudent choice.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

need to know they are in a safe environment. This would certainly not be the case in the parent's minds if there was any chance of aggressive behaviour as previously experienced, towards these children. I am certain that you would not wish to be responsible for putting children in any sort of potentially dangerous situation. Surely these detailed real issues must be taken in to account when determining a permanent site. I understand that the proposed sites are not within the required distance to both schooling and medical needs, therefore I also object on that basis. The land is in private ownership at Coombe Farm and any funds spent on 'compulsory or otherwise' purchase could surely be spent more wisely on behalf of the population of Croydon. No doubt central grants will be available, but Council owned land in an area that will not radically impact on established residents' lives would be a sensible and prudent choice.

1942/01/004/DM43.4/C	Margaret West		DM43.4 502	object to the dedesignation of Metropolitan Land and proposed use for housing at sites 128 504 502 541 542 and 548. if development is allowed it will impact on the sense of community and have an adverse impact of trees and could be subject to flooding. It would also impact on access arrangements and the wildlife	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1944/01/002/DM43.4/O	Mr Mark Barrows	Object	DM43.4 502	I am writing to object to:  Coombe Farm off Oaks Road, site reference 502 for use as a gypsy and traveller site, as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b; or with Policy E of "Planning Policy for Traveller Sites" published by Government in August which states "Traveller sites in the Green Belt are inappropriate development";	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1955/01/001/DM43.4/O	Christine McLaughlin	Object	DM43.4 502	Strongly objects to the proposals for permanent encampments on the grounds of safety of the people who use the area, expenditure and environmental damage.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

1957/01/004/DM43.4/O	Charlotte Varrow	Object	DM43.4 502	The national guide lines state the site should not overwhelm the next nearest settlement along Oaks Land and Oaks Road which it will.	This is not a suitable site for a Gypsy and Traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1957/01/003/DM43.4/O	Charlotte Varrow	Object	DM43.4 502	The access road (Oaks Lane) is far too narrow especially as large aggregate Lorries already use this poorly lit lane.	This is not a suitable site for a Gypsy and Traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1957/01/002/DM43.4/O	Charlotte Varrow	Object	DM43.4 502	The site has no safe walking route to schools, shops, doctors etc. along Oaks Lane or part of Oaks Road.	This is not a suitable site for a Gypsy and Traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1957/01/005/DM43.4/O	Charlotte Varrow	Object	DM43.4 502	This will be a private site which can easily expand into its Green Belt surroundings in Coombe Farm and Lloyds Park.	This is not a suitable site for a Gypsy and Traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1957/01/001/DM43.4/O	Charlotte Varrow	Object	DM43.4 502	I strongly object to the Travellers site proposed for Coombe Farm which is on Green Belt land contrary to National Guidelines.	Gypsy and Traveller sites should not be in the Green Belt.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

1970/01/002/DM43.4/O	Derek Mezo	Object		DM43.4 502	Inappropriate development at Coombe Farm, Oaks Road - as a member of Shirley Park Golf Course for over 50 years, I wish to express by support for their objections to this development.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.	
1980/01/002/DM43.4/O	Dr Kevin Barber	Object	Soundness - Justified	DM43.4 502	<p>Site 502, Coome Farm is in the middle of Llyod Park. This is Green Belt land given by the Lloyd family to the people of Croydon for recreation. People walk here enjoying the peace and beauty. Joggers, dog walkers, whole families go there and in one area sports are played. In another there is a café for people to sit and relax and enjoy the ambience and clean air in relative safety.</p> <p>Site 661 Coombe Lodge Nursery is next to the popular beautiful gardens with lovely tea room, of Coombe Wood with its wooded area. And many enjoy the peace and beauty and space, joggers, dog walkers and families. It is an inappropriate location for a gypsy and traveller site. A few years ago a group of travellers pitched up at the end of Grimwade Avenue at the top of Sandilands. The camp was quite unsightly and when they were persuaded to move on a pile of mess remained which Croydon Council, and in turn Croydon residents had to pay to clear up.</p>	Object to Site 502 and 661 for gypsy and travellers sites on grounds of impact on surrounding environment and use of open spaces nearby.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1982/10/002/DM43.4/O	E McNally	Object		DM43.4 502	I am writing to object to the use of Coombe Farm off Oaks Road, site reference 502 as gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.	
1986/01/001/DM43.4/O	Mr & Mrs E Soper	Object		DM43.4 502	<p>object because:</p> <p>inappropriate use of Green Belt and against Govt advice (DCLG, 20115)</p> <p>selection of sites should be biased towards brownfield or industrial sites</p> <p>detrimental to amenity of residents</p> <p>lack of infrastructure to accommodate the demands and other sites should be considered</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.	

1987/02/001/DM43.4/O	Frances & Mark Monaghan	Object	DM43.4 502	My wife and I wish to object in the strongest possible terms to the Council's proposal to create gypsy/traveller sites on Coombe Farm and Coombe Lodge Nurseries. Both of these sites are in the green belt and one borders a site of nature conversation interest. It is my understanding that to create a Traveller site in such locations would contravene recent Government Guidance on such matters. This is a semi-rural area with no public services or shops nearby - it is inappropriate for both the Travellers and the local environment. To create a Gypsy/Traveller site in such locations would send out a very important message to Croydon Residents about how little the current Council cares for the areas of Croydon that are worth preserving and we have so few of them!	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1989/01/006/DM43.4/O	S R Samuel	Object	DM43.4 502	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1990/01/002/DM43.4/O	Douglas & Linda Oram	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
1993/01/007/DM43.4/O	Graham & Kate Marsden	Object	DM43.4 502	We object to the use of this site as a gypsy and traveller site as it is in the green belt and the development would be in contravention of Government Policy where it says that sites (temporary or permanent) in green belt are inappropriate development. One of the gypsy and traveller sites bounds a Site of Nature Conservation Interest and all gypsy and traveller sites are some distance from public services such as shops, schools and public transport.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2005/01/002/DM43.4/O	J. M Lewis	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2011/01/002/DM43.4/O	Mrs Jeanne F. Wells	Object	DM43.4 502	I am writing to object to the use of Coombe Farm off Oaks Road, site reference 502 as gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2015/01/002/DM43.4/O	Mrs Jane M. Smith	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object Soundness - DM43.4  
Justified 502

Objection to the proposed Gypsy and Traveller site at Coombe Farm (site 502).

No doubt central grants will be available but Council owned land in the area that will not radically impact on residents' lives would be a sensible and prudent choice.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

The London Plan in Policy 7.17 supports the protection of Metropolitan Open Land and inappropriate development should be refused. This policy sets out the criteria for designation as Metropolitan Open Land but does not make it clear how a Council can re-designate an area. I object to any permanent Traveller site being constructed on MOL.

I cannot see any planning justification to change the designation, nor for the intrusion into the lives of residents of Oaks Road and surrounding area. This will massively affect the urban attractiveness of the area and have both emotional and financial repercussions on many lives.

Policy 7.18 of the London Plan relating to open spaces clearly states that open spaces in London must be protected and any loss must be resisted. I cannot believe the Council would want to go against both Policy 7.17 and Policy 7.18 laid down by the London Assembly.

The history of unauthorised pitches in the area over the past few years has left a bitter resentment, especially in view of the residual mess and threatening behaviour that has been accompanied by their trespass. On each occasion that Gypsies and Travellers have been in the area the club members of Shirley Park Golf Club have been threatened with physical and verbal abuse. This behaviour is totally unacceptable and despite the subsequent eviction of the Travellers on each occasion, the residual psychological effect on people's lives cannot be trivialised. The golf club has a large junior section and children play the course during holidays as well as weekends. They are often unaccompanied and parents need to know they are in a safe environment. This would certainly not be the case in the parent's mind if there were any chance of aggressive behaviour as previously experienced towards the children.

Surely these detailed real issues must be taken into account when determining any permanent site.

I understand that the proposed site is not within the required distance to both schooling and medical needs, therefore I object on that basis. The land is in private ownership at

Coombe Farm, and any funds spent on compulsory purchase or otherwise could surely be spent more wisely on behalf of the population of Croydon.

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2022/01/001/DM43.4/O	Joe Rowe <i>Shirley Hills Residents Association</i>	Object	DM43.4 502	<p>I object to the proposal as Coombe Farm is Green Belt Land. Policy E of the Planning Policy for Traveller Sites, published by the Government in Augsut states very clearly that "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Previous use does not mitigate this policy. The proximity of this site to the Coombe Lodge Nurseries site, also proposed, would mean a total of up to 45 pitches on 2 sites within a very small area of the Borough. Paragraph 4.19 refers to the need for good access to roads, stating that Gypsies and Travellers "often need to move larger vehicles as part of their livelihood and way of life". Coombe Road junctions with Oaks Road and Conduit Lane are busy and potentially hazardous intersections and are unsuitable for increased, safe movement and manoeuvring of larger vehicles,, especially entering and existing these sites. Oaks Road itself is a narrow rural road with a number of blind bends and an adjacent bridal way, making it unsuitable for large vehicles. The Local Plan has not taken sufficient account of the potential increased danger for motorists and pedestrians, horses and riders.</p> <p>The close proximity of the proposed sites to one another has not been taken into account. All three sites are proposed for a small area in the South of the Borough when there seems to be a successful site I Purley Way which could be expanded. None of three sites proposed has good access to schools, shops and other services. The consequent need for private transport goes against environment and climate initiatives. Government Guidelines ask that local planning authorities policies ensure that children can attend school on a regular basis. These three sites are well away from schools, particularly primary schools and clearly do not reflect the aims of Guidelines or facilitate regular school attendance. The number of Gypsy/Traveller sites in Croydon is to increase from 1 to 4 when our recent experience locally is of travellers responsible for damage, parking illegally, leaving piles of rubbish behind when they are moved on an even engaged in firearms confrontation with the police.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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2022/01/005/DM43.4/O	Joe Rowe <i>Shirley Hills Residents Association</i>	Object	DM43.4 502	This land is designated as Metropolitan Open Land and there is no justification for re-designation. An increase of up to 741 homes on this land would put local services including schools, transport and already crowded roads under further pressure.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2027/01/002/DM43.4/O	Mr John Webster	Object	DM43.4 502	I am writing to object to the use of Coombe Farm off Oaks Road, site reference 502 as gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

The site is Green Belt. The proposal would exceed the current built on area and therefore the Green Belt would be lost. The Coombe Farmhouse is also noted in many historical books of Croydon. It is my understanding that the current owner has lodged numerous planning applications over the years which had been denied by the Council. Please can the Council clearly describe why they are now prepared to change the use of the land for the gain of fulfilling their Traveller/Gypsy site quota? The site is also currently privately owned. In order for the Council to proceed with their plans they will need to purchase the site. I challenge this use of Croydon's finance budget as, with all budget as, with all compulsory purchases; the Council should review the return of the investment on any such cost for the benefit of their tax paying community. Increase risk and detrimental impact to the local wildlife such as deer, badgers, newts, toads, hedgehogs, numerous bird life including woodpeckers, owls, herrons, etc. The range of flora and fauna including protected trees such as the large oaks all of which form the beautiful unique Addington Hills Public Open Space and adjoining Green Belt area. The site is also situated near open land which has previously been victim to unauthorised Traveller and Gypsy encampments. A thorough review and statement regarding how the Council and Police propose to exercise control over any additional families encamping on unauthorised land surrounding the site must be produced. Through past experience it has been a difficult and lengthy process for the Police, Council and Local Residents. The general public have been denied safe access to public open land or intimidated when using the Tram or Bus stop during these encampment periods. The Council have to pay the legal and policing costs of the unauthorised encampment removal, the environmental cost to clean up the rubbish, the consideration of the impact to wildlife and the continued safety of the public to relax and enjoy the open countryside and public services. The site proposes a detrimental impact to local business revenue. Oaks farm is an established countryside wedding venue. It would have an increase in traffic at the dangerous junction joining Oaks road and Conduit Lane.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

The site is Green Belt. The proposal would exceed the current built on area and therefore the Green Belt would be lost. The Coombe Farmhouse is also noted in many historical books of Croydon. It is my understanding that the current owner has lodged numerous planning applications over the years which had been denied by the Council. Please can the Council clearly describe why they are now prepared to change the use of the land for the gain of fulfilling their Traveller/Gypsy site quota? The site is also currently privately owned. In order for the Council to proceed with their plans they will need to purchase the site. I challenge this use of Croydon's finance budget as, with all budget as, with all compulsory purchases; the Council should review the return of the investment on any such cost for the benefit of their tax paying community. Increase risk and detrimental impact to the local wildlife such as deer, badgers, newts, toads, hedgehogs, numerous bird life including woodpeckers, owls, herrons, etc. The range of flora and fauna including protected trees such as the large oaks all of which form the beautiful unique Addington Hills Public Open Space and adjoining Green Belt area. The site is also situated near open land which has previously been victim to unauthorised Traveller and Gypsy encampments. A thorough review and statement regarding how the Council and Police propose to exercise control over any additional families encamping on unauthorised land surrounding the site must be produced. Through past experience it has been a difficult and lengthy process for the Police, Council and Local Residents. The general public have been denied safe access to public open land or intimidated when using the Tram or Bus stop during these encampment periods. The Council have to pay the legal and policing costs of the unauthorised encampment removal, the environmental cost to clean up the rubbish, the consideration of the impact to wildlife and the continued safety of the public to relax and enjoy the open countryside and public services. The site proposes a detrimental impact to local business revenue. Oaks farm is an established countryside wedding venue. It would have an increase in traffic at the dangerous junction joining Oaks road and Conduit Lane.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2046/02/001/DM43.4/O Mr Richard Wickham

Object

DM43.4  
502

The proposal to develop Coombe Farm, Oak Road as a residential development for a Gypsy and travelers site does not fall within the Strategic Objectives.  
This proposed development of a travelers site within the Shirley area is not within keeping of the current development within this area. Shirley comprises of large semi and detached houses with large green areas. This development is in no way in keeping with out housing in the area.  
Changing a green area to an area of residential housing will cause harm and reduce the outlook of the area. Building a travelers site will increase noise levels, and ruin the character of the area and this development would overwhelm this green area.  
Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.  
This development would diminish the striking view of the area of Addington Hills and Coombe Farm area.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2056/01/038/DM43.4/O Councillor Dudley Mead  
London Borough of Croydon

Object

DM43.4  
502

I object to the use of Coombe Farm off Oaks Road, site 502; as a gypsy and traveller site as it would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political...consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2062/01/010/DM43.4/O Councillor Jason Perry  
London Borough of Croydon

Object Soundness - DM43.4  
Justified 502

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

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I also strongly object to building of traveler camps in Shirley. One , these would be built on green belt land or Mob land against current legislation as. Understand, two, if they are 'travellers' why do they need homes? Surely they just move on in there caravans? If they do need homes, the. Why are they not added to current council housing schemes! Also publish national stats show that most traveler sites are in the south of England, yet the regulations should be to place them evenly through out the country, therefore the south would have over its required quota and ten north needs to provide more and as they are travellers they can easily relocate to these areas. Why over burden an increasingly overpopulated south London area? Also, as shown with the traveler homes in woodmanstern, there is the potential for and increase in fly tipping, and local crime leading to further costs to the council to clean up and provide policy support, yet I have just had a letter from the council saying you have had £90 million cut from central government, and we will have to pay for our own garden waste collecting now as wont be included n our council tax, so pled answer me how you can afford to pay for these developments, and not at the direct or indirect expense of the tax payer in Shirley or Croydon borough. Please show me your business model that shows how this will be funded.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2071/01/010/DM43.4/O Councillor Mario Creatura  
London Borough of Croydon

Object Soundness - DM43.4  
Justified 502

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

2078/01/007/DM43.4/O	Mr Nivaj Sawant	Object	DM43.4 502	Incorrect calculation in the selection criteria for 502 (Coombe Farm)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2078/01/002/DM43.4/O	Mr Nivaj Sawant	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2087/01/001/DM43.4/O	Phillipa Howard	Object	DM43.4 502	<p>The Club with Junior section not only provides sport and social activities to over 700 members in the local vicinity, but also provides an important ecological role in the area. The proposed site of Coombe Farm as a site for Gypsies and Travellers will massively affect the urban attractiveness of the area and have both emotional and financial repercussions on many lives.</p> <p>The history of unauthorised "pitches" in this area over the past few years has left a bitter resentment, especially in view of the residual mess and threatening behaviour that has always accompanied their trespass. On each occasion that Gypsies and Travellers have been in the area, the club members here have been threatened with physical and verbal abuse. This behaviour is totally unacceptable and despite the subsequent eviction of the Travellers on each occasion, the residual psychological effect on tax payers and constituents' lives cannot be trivialized.</p> <p>The proposed sites are not within the required distance to both schooling and medical needs, therefore I also object on that basis.</p> <p>The land is in private ownership at Coombe Farm, and any funds spent on "compulsory or otherwise" purchase could surely be spent more wisely on behalf of the population of Croydon.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2089/01/001/DM43.4/O	Phillipa Carey	Object	Soundness - Justified	DM43.4 502	<p>I strongly object to the Travellers site proposed at Coombe Farm (site 502) which is on Green Belt land and contrary to national guidelines.</p> <p>The site has no safe walking route to schools, shops, doctors etc. along Oaks Lane or part of Oaks Road.</p> <p>The access road (Oaks Lane) is far too narrow especially as large aggregate lorries already use this poorly lit lane.</p> <p>The national guidelines state that the site should not overwhelm the next nearest settlement along Oaks Lane and Oaks Road which it will.</p> <p>This will be a private site which can easily expand into its Green Belt surroundings in Coombe Farm and Lloyd Park.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2096/01/003/DM43.4/O	Alfred Lancaster	Object		DM43.4 502	I object to the permanent traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2103/01/002/DM43.4/O	Miss DC Smith	Object		DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object	Soundness - Consistent with National DM43.4 502	<p>1.1 Object to use of Coombe Farm as stated in Policy E of Planning Policy for Traveller Sites 2015 that 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'. Previous use does not mitigate against this policy.</p> <p>1.2 The site is too close to the Coombe Lodge Nurseries Site also proposed and would mean a total of up to 45 pitches on 2 sites in a very small area of the Borough</p> <p>1.3 The Croydon Local Plan paragraph 4.19 (CLP1.1) refers to the need for good access to roads. Coombe Road junctions with and Oaks Road and Conduit Lane are busy and potentially hazardous intersections and are unsuitable for increased, safe movement and manoeuvring of larger vehicles, especially entering and exiting these sites. Travellers 'often need to move larger vehicles as part of their livelihood and way of life'.</p> <p>1.4 Oaks Road is a narrow rural road with a number of blind bends and adjacent bridle way making it unsuitable for large vehicles. The Local Plan has not taken sufficient account of the potential increased danger for motorists and pedestrians, horses and riders. None of the three sites have good access to schools, shops and other services. The consequent need for private transport goes against environment and transport initiatives. Government Guidelines ask that local planning authorities' policies ensure that children can attend school on a regular basis. These three sites are well away from schools, particularly primary schools and clearly do not reflect the aims of the Guidelines or facilitate regular school attendance. None of the three sites take into account the need for good access to roads as in CLP1.1 Para 4.19. Oaks Road, Coombe Road, Conduit Lane and Featherbed Lane are unsuitable for safe increased movement and manoeuvring of larger vehicles, especially entering and exiting these sites.</p>	<p>Objection to Site 502 for use as a travellers site, as goes against Government policy.</p> <p>Site 502 and 661 as proposed traveller sites are too close to each other with potentially 45 pitches in a small area of the Borough.</p> <p>Object to location as issues with busy, potentially hazardous roads for larger vehicles the travellers need and junctions and entrance and exit from both site 502 and 661.</p> <p>Oaks Road is narrow, no account taken of potential increased danger for motorists, pedestrians, horses and riders. None of the three sites have good access to schools, shops and other services. The consequent need for private transport goes against environment and transport initiatives. Government Guidelines ask that local planning authorities' policies ensure that children can attend school on a regular basis. These three sites are well away from schools, particularly primary schools and clearly do not reflect the aims of the Guidelines or facilitate regular school attendance.</p> <p>None of the three sites take into account the need for good access to roads as in CLP1.1 Para 4.19. Oaks Road, Coombe Road, Conduit Lane and Featherbed Lane are unsuitable for safe increased movement and manoeuvring of larger vehicles, especially entering and exiting these sites.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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Object	DM43.4 502	<p>The site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites. I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political...consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document.</p>	The site should not be allocated as a Gypsy and Traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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2136/02/003/DM43.4/O	R. W. Taylor	Object	DM43.4 502	I object to the planned new sites for travellers, why not expand the site they have at present, on the same basis as the expansion of the housing that is being mooted for estates such as Forestdale and New Addington. I object to Travellers being treated differently. Why should they be given new private prime sites?	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2141/01/002/DM43.4/O	P Graham	Object	DM43.4 502	I am writing to object to:  Coombe Farm off Oaks Road, site reference 502 for use as a gypsy and traveller site, as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b; or with Policy E of "Planning Policy for Traveller Sites" published by Government in August which states "Traveller sites in the Green Belt are inappropriate development";	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2144/01/001/DM43.4/O	P Busby	Object	DM43.4 502	am writing to object to the use of the following locations as gypsy and traveller sites at Coombe Lodge Nurseries off Conduit Lane, site reference 661 and Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2147/01/007/DM43.4/O	Patrick Thomas	Object	DM43.4 502	I am writing at this time to record my objections on the following basis - the use of this site, 502, for a gypsy and traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2150/01/002/DM43.4/O	R. V. Lewis	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2152/01/002/DM43.4/O	David Moulton	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation, because both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2160/01/001/DM43.4/O	Glen Print	Object	DM43.4 502	<p>The council have chosen two sites within approx 1/2 mile of one another. Both sites are an area of greenbelt and would not comply with policy SP1.7a and SP2.7G. However, I have no objection to the building of a secondary school on the site of Coombe Wood playing field, as it does bring benefit to future generations.</p> <p>We already know that a travellers site will result in higher crime, flytipping and vandalism in the area, as we have recently recorded evidence, when travellers pitched up in both Conduit Lane and Coombe Wood Playing fields on two separate occasions.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object	Soundness - Justified	DM43.4 502	Change
		<p>Travellers sites at Coombe Lodge and Combe Faqrm are both inappropriate in the Green Belt as both are in the Green Belt and one is close to a SNCI. This is contrary to Government guidance on Travellers site and both are some distance from public services.</p> <p>The Council should look towards the existing site at Purley Way for any future need.</p> <p>It would also compromise the ability of future generations to enjoy these Green spaces</p> <p>Given the redevelopment in Central Croydon there will be more people who need to make use of these "green lungs" This would reduce employment opportunities and the need for businesses to consider environmental factors when locating in Croydon.</p> <p>Sites 502 and 661 would be contrary to the Green Grid concept and detract from the value of green spaces on the local heritage character.</p> <p>On the site selection process, the scoring does not reflect the importance given to greenspaces and is subjectively high. It should be reconsidered for "privacy 2 and 2 local character " as well</p> <p>502 is on a narrow track and both sites GB/MOL should have a score of minus 5 not plus 5</p> <p>The social deprivation category is illogical as pressures on local services apply equally across Croydon</p> <p>The assessment should be reconsidered by an independent party</p> <p>Sites 502 and 661 if allowed would be contrary to the Green Grid concept and detract from local greenspaces and their contribution to local heritage.</p> <p>On the Site selection process, the scoring system does not reflect the importance of green spaces, the scoring is subjectively high especially for "privacy" and "local character"</p> <p>502 is on a narrow track and for both MOL/G</p> <p>SP2.7 makes no reference to the impact on surroundings or local residents</p>	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

2164/01/002/DM43.4/O	Mr John Mills	Object	Soundness - Justified	DM43.4 502	The respondent objects to the proposal to site three gypsy and travellers sites in the green belt, allowing housing on some of he precious green space and back gardens and would completely change the character of the borough. The sewage and water is up to the limit.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2164/02/002/DM43.4/O	Mr John Mills	Object		DM43.4 502	Croydon Council's plans to build three gypsy/traveller sites in the Green Belt, allow housing on some of our precious green spaces and back gardens and completely change the character of parts of the borough. I agree with Gavin Barwell With regards this destruction of our green belt land.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I am writing to object to the proposed traveller sites at Coombe Farm and Coombe Lodge Nurseries. I grew up in this area and work at Oaks Farm Wedding Venue so I am very concerned about both of these proposed sites.

I consider the development at Coombe Farm to be inappropriate for the following reasons:

- The site is in a green belt area. National guidelines say that Traveller sites in the green belt are an inappropriate development.
- There is a long history of planning application refusals on the site, so it is unclear why this development would be allowed in the green belt when other developments have not.
- The access road to this site, Oaks Lane, is completely unsuitable for a large number of large vehicles - it is a narrow road and simply was not designed for the high traffic levels we can expect with the proposed additional residents.
- There is no pavement on Oaks Lane so the additional traffic will make the road extremely unsafe to pedestrians.
- It is a tight turning on the entrance on Oaks Road so it will be extremely difficult for large mobile homes and trailers to turn in and out.
- The access from Oaks Road is very congested at rush hour and is also very close to the tram line and traffic lights. It is an accident black spot and there have been a number of road traffic incidents on this stretch of road.
- The proposed size of the traveller site is 15-20 pitches, which can each house 3 mobile homes. Therefore, there could be up to 60 mobile homes on the site. Should further caravans pitch up to use the site, it is unclear how this could be monitored or controlled - so the numbers could increase further. Even at the proposed level, the size of this traveller population, compared to the local community, which is relatively small on Oaks Lane and Oaks Road is totally overwhelming and would not be conducive to social cohesion in the area.
- The location of Coombe Farm is beautiful and adjacent to the fabulous local amenity Lloyds Par. This is a sanctuary for wildlife and local residents and visitors. Green Spaces like this are short supply in Croydon. The appearance of this large traveller site in such a location and the effect on wildlife should be taken into account. A brown field site would be much more appropriate.
- Coombe Farm is listed by the London Borough of Croydon as a grade II listed building of historic

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

interest. The view of this important historical building will be ruined by the proposed settlement. Furthermore I understand that the building itself will be used for toilets and kitchens for the site (up to 60 families). Is this an appropriate change of use for such an important part of local heritage?

- The cost of this site will be enormous, in ground rent or compulsory purchase, removing existing outbuildings, and the work required to make the site ready, building toilets/kitchens, additional drainage, plumbing and electrical work, etc. Croydon Council has an enormous shortfall in council housing for the community already resident in Croydon. Surely it would be better to spend taxpayers money on addressing the housing needs of ordinary families who are currently resident in the borough.
- The schools in this area are so over subscribed that there have been some proposals that a new school needs to be developed off Coombe road. With such a lack of school places for the existing community, there must be insufficient infrastructure to educate the children from up to 60 extra families.
- Since there is no pavement on Oaks Lane and insufficient lighting when it is dark, there is not safe access for the travellers and their children to safely reach essential amenities such as schools, doctors and shops on foot. If they can only go by car then this will add to traffic problems.

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2178/01/006/DM43.4/O	Anne Barnes	Object	DM43.4 502	I am writing to object to the following: 5 The use of Coombe Farm off Oaks Road as a location for a gypsy/travellers site (ref No 502)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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2191/01/002/DM43.4/C	Mr Rodney Beale	Comment	DM43.4 502	Objection to the proposals for gypsy and travellers as not the most appropriate for Croydon and unsuitable for the lovely country area of Croydon visited throughout the year by families, residents and visitors. The approach is deliverable but undesirable and will ruin the only real part of the country area in Croydon, which grows with housing and office blocks almost daily. The preferred approach will not enable sustainable development as it will spoil the existing areas where sites are suggested and which will never be the same again. It will also affect schooling, health, and cause disturbance around all areas. If Croydon must comply, areas such as Purley Way or an extension of facilities at Laythams Farm should be the correct options.	Reconsider the sites proposed for Gypsy and travellers	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2301/01/010/DM43.4/O	Breda Mohan	Object	DM43.4 502	I object to the use of Coombe Farm off Oaks Road Ref: 502 as a gypsy/traveller site.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2302/01/007/DM43.4/O	Brenda Stratford	Object	DM43.4 502	The use of the following locations ref 502 & 661 as gypsy/traveller sites		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. It has also been found unsuitable as part of the Strategic Flood Risk Assessment due to high risk of surface water flooding. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2304/01/002/DM43.4/O	Mandy Lambert	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2318/01/002/DM43.4/O	Julie Litchfield	Object		DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2326/02/002/DM43.4/O	Mrs Mollie Dagnell	Object		DM43.4 502	I am writing to object to the use of the location of site 502 as a gypsy and traveller site. The site would constitute in appropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2334/01/003/DM43.4/O	Mr Noel Vas	Object	Soundness - Consistent with National	DM43.4 502	<p>The council plans to create a Gypsy/Traveller site here. This is a greenbelt site, and it is not appropriate to put a traveller site here. Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".</p> <p>I would have thought it would be in the Council's interest to arrange for travellers to be in permanent housing and send their children to school. This is because I understand that many travellers do have permanent housing that they live in during the winter and other months when their caravans would get stuck in the mud.</p>	I believe the Council should look to existing sites (e.g. off the existing site on Purley Way) and brownfield sites but only where local services are already available, or even on redeveloping under-used garage spaces, with much needed permanent housing.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2361/01/001/DM43.4/O	Alan Chitty	Object	Soundness - Justified	DM43.4 502	My objections are based on the fact that the proposals are not in the best interests of the electorate of the borough and that the proposals will only be harmful to the environment offering no benefits to the community. Building on the Green Belt is not the best option. In the case of the proposed traveller sites PTF is green belt, there are no suitable transport, school or social services in the vicinity. Combe Farm is green belt and Conduit Lane are both close to well established businesses which will be blighted by having such sites in close proximity.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2363/01/002/DM43.4/O	Anthony Cole	Object	Soundness - Justified	DM43.4 502	I believe the proposed traveller sites are inappropriate in these Green Belt areas	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2364/01/006/DM43.4/O	Alison Crane	Object	Soundness - Justified	DM43.4 502	Coombe Farm Oaks Road site is not a suitable site for a traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2382/01/001/DM43.4/O	Miss Lorraine Gooding	Object	Soundness - Consistent with National	DM43.4 502	<p>I strongly object to the proposals for a Gypsy and Traveller site in this area of Croydon. It will certainly change the character of this beautiful part of Croydon.</p> <p>The two locations (Coombe Farm and Coombe Lodge Nurseries) are in the Green Belt and therefore contrary to government policy (Policy E of Planning Policy for Gypsy Sites) which states traveller sites temporary or permanent in the Green Belt are inappropriate.</p> <p>Our neighbourhood has encountered continual and numerous travellers campsites over the years. They left rubbish, human excrement and were seen trying to steal vehicles and prowling around private homes. It took weeks to clear up.</p> <p>I also have weekly encounters near where I work on Imperial Way.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2429/02/001/DM43.4/O	Mr & Mrs E Abdul-Nabi	Object	Soundness - Consistent with National	DM43.4 502	Object to the use of Coombe Farm as a Gypsy and Traveller site as it would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2448/01/010/DM43.4/O  
Andy Stranack  
Croydon Council

Object  
Soundness - DM43.4  
Justified 502

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2450/01/001/DM43.4/O	Mr & Mrs Jeffrey	Object	DM43.4 502	Not too long ago we recently had to remove Gypsies from our village at cost to our residents as they left the village in a complete mess.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2450/02/008/DM43.4/O	Mr & Mrs Jeffrey	Object	DM43.4 502	I will be objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2455/01/001/DM43.4/O	Alan Warner	Object	DM43.4 502	<p>The purpose of this e mail is to register my objections to the proposed change to the designation of Green Belt and Metropolitan Open Land. I understand that the Council have identified two locations for travellers/gypsy sites at Coombe Farm ref 502. These proposals are contrary to Government Policy (Policy E of Planning Policy for Travellers sites) which states that Travellers sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>I have lived in this area for 25 years and in conjunction with the efforts of our Residence Association and Croydon Council they have maintained the beauty of the area for the good of all that live here. I cannot protest strongly enough to ensure that these changes do not proceed as it can only make the area much worse for all concerned. Please consider my objection seriously as I do not want the character of the area changed for the worse. I look forward to receiving your acknowledgement and response at your earliest convenience.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2493/02/002/DM43.4/O	Ben Plummer	Object		DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2540/01/007/DM43.4/O	Mrs Sandra Cooper	Object	Soundness - Justified	DM43.4 502	I object to the use of this site as a Gypsy and Traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2541/01/011/DM43.4/O	Ms Susanne Million	Object		DM43.4 502	Coombe Farm off Oaks Road reference number 502 for the use as a Gypsy/Traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2542/01/001/DM43.4/O	N Johnceline	Object		DM43.4 502	Object to proposed Gypsy and Traveller site at Coombe Farm (reference number 502). This site is in the Green Belt a and would not comply with Policy SP2.7a and SP2.7b. -inappropriate development is harmful to the Green Belt and should not be approved, except in exceptional circumstances. Traveller sites ( temporary or permanant) in the Green Belt are in appropriate development'. There are no 'very special circumstances' that warrant the proposed use of these Green Belt sites.  The site does not have any local amenities-shops,healthcare,primary schools (I think there is only one secondary school in the immediated area), so will not serve the traveller community. Surely expanding the existing brownfield site in Purley Way would be more cost effective and preferable to the travellers as it provides opportunities for employment, schools and medical care in the immediate vicinity, which the proposed sites do not.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2543/01/002/DM43.4/O	Mr William Barnett	Object		DM43.4 502	<p>objection to Site 661 and 502 for a gypsy and traveller site as inappropriate development within the Green Belt, with traffic issues at Coombe Road junction, and the proposed sites are not within reasonable walking distance of local amenities. Walkways are inadequate and it is difficult for pedestrians to cross Coombe Road in heavy traffic. Also object to the alternative option of a school on site 661 as there is already a school at the other end of Melville Avenue which causes traffic during term time in the morning and evening in the surrounding area. Traffic in Melville Avenue which is approached via Crohan Road or Coombe Road ( busy roads) is often chaotic and any increase should not be countenanced and may lead to accidents.</p>	<p>Objection to Site 661 and 502 for gypsy and traveller sites as inappropriate development in the Green Belt and the impact on local traffic, with traffic issues at Coombe Road junction, and the proposed sites are not within reasonable walking distance of local amenities. Walkways are inadequate and it is difficult for pedestrians to cross Coombe Road in heavy traffic. Objection to alternative use of site 661 as a school on grounds of traffic impact.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
2546/01/005/DM43.4/O	Mr & Mrs Robert & Patricia Cole	Object	Soundness - Justified	DM43.4 502	<p>The plans for travellers sites on the local green belt are unacceptable and will change the character of the area and also overburden the already problematic local road infrastructure.</p>		Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
2548/02/003/DM43.4/O	Sally Grenville	Object		DM43.4 502	<p>I am writing to object to: Coombe Farm off Oakes Road, site reference 502. This site would constitute inappropriate development in the green belt and would not comply with policies SP2.7a and SP2.7b. In the consultation process with the Gypsy and Travellers they requested small sites that are more manageable. This site is close to a busy road and tram lines that could be dangerous to children. They also requested sites near to doctors, primary schools and shops. There is a suitable brownfield site/ existing site along the Purley Way, offering more opportunities for employment. It is very important that the sites offer safe entrance and exits to sites to ensure there is no danger of accidents. This site is not suitable and would be costly to the council's already stretched budget. The consultation refers for the need for good access for roads as "they often move larger vehicles as part of their livelihood and way of life". Coombe Road and Oaks Road are already very busy, the sites would cause no end of delays and frustration to drivers.</p>		Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

2552/01/002/DM43.4/O	Ms Cliona Moore	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2552/01/007/DM43.4/O	Ms Cliona Moore	Object	DM43.4 502	Incorrect calculation in the selection criteria for 502 (Coombe Farm)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2556/01/002/DM43.4/O	Miss F Matthews	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2563/03/001/DM43.4/O	Mr Sean McDermott	Object	DM43.4 502	We must protect our green areas and surely there are better sites than this one. It would be detrimental to the green belt and the character of the area. The idea that because there are glass houses already in Council owned nursery that it can bypass the usual green belt restrictions seems dubious. The site is completely impractical in terms of access and safety being cvlose to very busy roads.  Suggestions are: 536- Croydon Airport , Waddon 632- Kent gate way, Bridle way 767- Cane Hill -South part, Coulsdon.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2563/02/002/DM43.4/O	Mr Sean McDermott	Object	DM43.4 502	Objects to the siting of a gypsy and traveller site in this location.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2564/01/004/DM43.4/O	Mrs Shirley M Kell	Object	DM43.4 502	<p>I object to the building of Traveller Sites.</p> <p>1. Ref.No.502-Coombe Farm off Oaks Road identified as suitable for 15-20 pitches.</p> <p>2. Ref.No.661-Coombe Lodge Nurseries off Conduit Lane identified as suitable for 15-25 pitches.</p> <p>I strongly object to either of these areas being used as gypsy/traveller sites.They are both in the Green Belt,and are totally inappropriate for such use. In addition they would be in close proximity to Coome Lodge Travelodge,a very popular local venue.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2566/01/010/DM43.4/O	Mrs S White	Object	DM43.4 502	I object to the use of Coombe Farm off Oaks Road Ref: 502 as a gypsy/traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2571/01/001/DM43.4/O	Jennifer Radford	Object	DM43.4 502	<p>I would also like to be provided with further details of the following matters that have been used as reasons to discount many of the proposed sites that scored significantly higher than the Site and site nos. 502 in the Proposal:</p> <ul style="list-style-type: none"> <li>•Site 120: Proposed community facility;</li> <li>•Site 324: Employment and proposed residential use;</li> <li>•Site 468: Proposed residential development; and</li> <li>•Site 522: Proposed district energy centre, etc.</li> </ul>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object

DM43.4  
502

I am writing to object about Site References 661/502, both being inappropriate use and development of Green Belt land. There are adjacent areas of outstanding beauty, sites with biological significance, as well as playing fields for the local community. These would all be affected, not least during the construction of Travellers Sites. The London Plan does not advocate such a development and seems unrealistic for two such sites to be located in the London Borough of Croydon, already over-stretched owing to refugees and asylum seekers arriving at the borough's Home Office. Not only will this proposed development overburden Croydon as a whole, but also our homes (within 2 miles of said sites). Amenities, Schools, GP practices and the like will be inadequate for an influx of such a population.

Without adequate provision of facilities more than homes alone, not only will the Travellers be disappointed but also local residents who chose to live, close to this location owing to the outstanding open spaces. We have seen the Riots of 2012. Many foreign visitors have sought to live in our Borough. However, the very nature of the name 'Traveller', suggests this new group of people may be transitory; we may find our Schools and Hospitals will be overstretched and with a nomadic population, teachers and doctors to name but a few will be unable to provide continuity of care, to the excellent standard we desire for the existing community.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2584/02/001/DM43.4/O	Mrs Sharon Hodges	Object	DM43.4 502	<p>I am writing to give my objections to the following location as a traveller/gypsy site: Coombe Farm - off Oaks Road Ref 502</p> <p>This site is on the green belt and so inappropriate for development according to government. The area is a valued beauty spot for people living all over Croydon. There are few such places in our densely populated town and so needs to be protected.</p> <p>The site is on a single track lane with a very narrow access onto Oaks Road which large vehicles such as mobile homes will have difficulty accessing.</p> <p>There are no pavements along the narrow Oaks Road in that area making it dangerous for pedestrians. The lighting in this forested area is very poor. It will be unsafe for pedestrians especially traveller children.</p> <p>There are few local amenities in the area. There are no shops or doctors within walking distance. There are no buses along Coombe Lane. It is a dangerous walk along the road to the tram stop.</p> <p>National guidelines state that a site should not overwhelm the nearest settlements. The residents of Oaks Farm, Oaks Road and Oaks Lane- all in isolated positions- would certainly be overwhelmed.</p> <p>Local businesses would be affected negatively.</p>	I hope an alternative site will be found to better meet the needs of travellers in the borough	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2584/01/001/DM43.4/O	Mrs Sharon Hodges	Object	DM43.4 502	<p>Objections to allocate 502 site for Gypsies and Travellers</p> <p>Inappropriate use of Green Belt land</p> <p>lack of relevant amenities close to hand</p> <p>adverse effect on neighbouring businesses and leisure amenities</p> <p>site has a more appropriate use for a school</p> <p>inappropriate site to meet the needs of travellers</p>	Allocate site for the school	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2586/01/001/DM43.4/O	Anna Bannon	Object	DM43.4 502	<p>I am writing to object to site 502's use as a gypsy and traveller site. This would constitute inappropriate development in the Green Belt and would not comply with SP2.7a and b.</p>	I am writing to object to site 502 as a gypsy and traveller site	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object Soundness - DM43.4  
Justified 502

The proposals to develop this site for Gypsy and Traveller pitches is completely inappropriate because:

- It is in Green Belt and is therefore contrary to Policy E of Planning for Traveller Sites (government guidance)
- The site is some distance from public services
- A site should be found in the Purley Way area instead where the existing site is
- A site here would compromise the ability of the current generation and future generations to enjoy this green space
- Damage to this green space would make Croydon a less attractive place to live in and discourage business relocation to Croydon reducing employment opportunities for Croydon's residents
- The scoring system does not reflect the importance of green spaces and is highly objectively
- The road access to this site is a single track lane which would be inaccessible to large mobile homes.
- There is a mistake in the scoring system and it should be recorded as - 5 for being in Green Belt, not +5
- The social deprivation criterion is illogical as pressures on services apply equally across Croydon

The assessment should be reassessed by an independent party. Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2588/02/001/DM43.4/O M G & T N Flynn	Object	Soundness - Justified	DM43.4 502	<p>Our objections in respect of the Coombe Farm are as follows:</p> <ol style="list-style-type: none"> <li>1. The site is in a green belt area. National guidelines say that travellers/gypsy sites in the greenbelt are inappropriate development. Even if the properties are demolished to provide for the pitches there will still be a large spill over into the Green Belt. This means that planning permission should not be available.</li> <li>2. The site is on a single track lane with a very narrow access onto Oaks Road which the large mobile homes will not be able to access. The lane is also used by aggregate Lorries (shorter than mobile homes), local residents, members of the sports ground and opposing teams and visitors to Lloyds Park, a much loved public amenity.</li> <li>3. The site has no safe walking route to schools, shops, doctors, etc. There is no pavement along Oaks Lane and very poor lighting when dark. There is only partial pavement on one side of the road along Oaks Road as well. How will it be possible to safeguard so many additional people including a great number of children? This development is unsustainable as everyone will have to use cars to access the basics of life.</li> <li>4. The size of the pitches would accommodate a far greater number of caravans than can be controlled by planning restrictions. Even if the restrictions are adhered to, there could be as many as three families on each pitch. With planning for 20 pitches this would mean 60 families and 60 mobile homes, not to mention additional caravans in tow, trucks, vans, trailers and cars.</li> </ol>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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2590/01/007/DM43.4/O Mr & Mrs Wilkinson	Object		DM43.4 502	Incorrect calculation in the selection criteria for 502 (Coombe Farm)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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2590/01/002/DM43.4/O	Mr & Mrs Wilkinson	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2592/03/003/DM43.4/O	Mr & Mrs Lewis	Object	DM43.4 502	I am concerned about Coombe Farm being allocated - this is inappropriate in this location adjoining Lloyd Park, Coombe Gardens and in the Green Belt.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2592/02/003/DM43.4/O	Mr & Mrs Lewis	Object	DM43.4 502	I am concerned about Coombe Farm being allocated - this is inappropriate in this location adjoining Lloyd Park, Coombe Gardens and in the Green Belt.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2592/01/002/DM43.4/C	Mr & Mrs Lewis	Comment	DM43.4 502	Inappropriate in this location	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object Soundness - DM43.4  
Justified 502

Coombe Farm Sites is on the Green Belt.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Summary:

Not in line with Government planning policy on the Green Belt

Detail:

- Government planning policy with regards to traveller sites wants to ensure that plan-making and decision-taking should protect Green Belt from inappropriate development.

- The proposal to create a permanent traveller site on land designated as Green Belt land is contrary to Policy E of the Planning Policy: "Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances.". There are no very special circumstances.

- The National Planning Policy Framework makes it clear that unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within the Green Belt.

- The local character description is clearly at odds with the proposal.

- The justification acknowledges the Green Belt issue, though insufficiently, but relies on the fact that there are existing structures. These are not in fact substantial – being glasshouses – and could be said to be at least environmentally consistent with the Green Belt. But there is no very special circumstance justification proposed as required by Planning Policies.

- Approving the proposal would set a precedent and open the surrounding areas to be subject to similar development. It is not in the community's interests to allow the erosion of the green spaces surrounding the community and we object to the impact this site could have on the environment and wildlife.

In the light of these issues, it is not appropriate simply to weight Green Belt as one of many factors to be considered, but rather it presents an overarching policy objection that cannot be over-ridden in the way proposed.

The decision making process is contrary to Government guidance. To be considered deliverable, sites should be available now, offer a suitable location for development now and we do not believe that The

Assessment and selection of sites for Gypsy and Travellers undertaken was credible.

Plan makers have not considered the time it will take to commence development on site need for infrastructure improvements – roads, GPS, schools and transport.

There is basis for challenging the way in which this potential site has been selected.

1 Para 3.1 – Green Belt sites included for review of eligible sites “to ensure that all locations for a site considered”, but at the same time “Exclusion of sites in Croydon Metropolitan Centre and within District Centres and Strategic Industrial Locations and Conservation Areas due to viability, deliverability and impact on heritage considerations”. To me, this view appears unbalanced and un-evidenced, as if other relevant criteria have not been considered. Why is a ‘conservation area’ or ‘industrial location’ not viable, yet a very pleasant piece of open parkland near central Croydon which is accessible to most residents of the borough suddenly is viable? There is no evidence for these assertions of viability.

4 Para 4.1 sets out the criteria and weightings. As indicated above, Green Belt with no built form is given a weighting (-10) which, though high, is not very significant given that there are 29 or 30 criteria and can easily be outweighed by other factors that are less significant in policy terms. Furthermore, Coombe Nurseries has been weighted -5 for Green Belt, in recognition of the fact that there are some structures on the site, AND has been given 5 for the fact that (in the assessor’s view) such structures as there are can be converted to traveller use (if the buildings had to be demolished, on a green field site, this would have attracted -5).

1 SP2.7 on the Council’s proposals to deliver 39 additional gypsy and traveller sites indicates that land will be allocated in accordance with the proposals, but that any ADDITIONAL sites that are not so allocated should meet some stated criteria, including good access to local shops and essential services and good transport access; these seem to be criteria that were excluded from the proposed allocation, suggesting that any alternative proposals would need to meet stiffer criteria. Is this a fair view?

2 The bases for site criteria weightings are unclear.

The proposed development does not meet the needs of the present (see further info in section 3):  
Gypsies and Travellers needs are not addressed: not enough local amenities, sites are too big, unfit local roads.

The proposed development does compromise the future of the local area.

- Government planning policy is to ensure local planning authorities have due regard to the protection of local amenities and the local environment.
- It is likely the proposals will have an adverse effect on local businesses
- Coombe Wood is a Site of Nature Conservation Interest (SNCI) (List of Historical Park and Gardens 2008) and borders the proposed Coombe Lodge Nurseries site, and would be negatively impacted by the plans. Croydon Council has already recognised this in its Development Management Policies document.
- The Borough Character Appraisal of 2015, the local area is listed as having special character. The proposed development is not sensitive to, and does not respect, this.

Based on survey responses, most Gypsies and Travellers living in the Croydon area would prefer small, family sized sites. Stakeholder comments suggested that smaller sites have fewer inter-family tensions and are therefore easier to manage. The plan goes against these wishes

- The proposed plan does not take into account the need for good access to roads. The Croydon Local Plan paragraph 4.19 refers to the need for good access to roads, stating that Gypsies and Travellers "often need to move larger vehicles as part of their livelihood and way of life". – this may be an assertion relevant to the assessment of sites and the narrowness of Coombe Lane. The proposed sites are not suitable for traveller vehicles.

- It is very important that the site has a safe entrance and exit. There are very strict Highway regulations about visibility at the entrance/exit to sites to ensure there is no danger of accidents. This links into the insufficient local infrastructure and we know how dangerous the junctions Coombe Road/ Oaks Road/ Conduit Lane can be. Both sites are accessed by single lane roads and the proposed plans do not take into consideration the potential extensive

alterations needed to the local road network.

10.18 The settled community neighboring the sites should also be involved in the consultation from an early stage. There may be scope for expanding existing sites to meet some of the need. However, the preference is for smaller sites which tend to be easier to manage.

- Is there not scope for extending existing sites in the Borough to meet some of the need? It is not clear how much consideration has been given to this.

10.19 In terms of identifying broad locations for new sites, there are a number of factors which could be considered including:

- Social
- School catchment areas

- The area is not in a school catchment area.

10.21 Gypsies and Travellers undertaking the survey also suggested that it is important that new sites are located close to amenities such as shops, schools and health facilities

- There are no local shops and amenities
- There are no local buses although there is a Tram
- The GPs in the area are already full to bursting.
- Croydon University hospital cannot cope with the influx of patients already. This would add further nursing and Finance pressures/

10.22 CLG (2012) guidance suggests that Local planning authorities should strictly limit new traveller site development in open countryside that is away from existing settlements

- Gypsies and Travellers often need mixed-use employment sites (as they often run a business from the place where they live). The proposed plan does not address this in a Green Belt location where commercial activities on site could lead to substantial hazardous contaminants and waste materials escaping from the site.

□

- Gypsies and Travellers often express their preference to be within walking distance of shops/ health centres/ schools/ local amenities. The proposed sites are not close to any of these. The proposed sites go against Gypsies and Travellers preferences and against environment

and climate initiatives by promoting the use of their own vehicles for daily life.

- From Government Guidelines, Local planning authorities should ensure that their policies ensure that children can attend school on a regular basis. The site is well away from schools (particularly primary school provision) and clearly does not reflect the above aim, or facilitate regular school attendance. Widely recognised by Government source that literacy can be an issue within the Travelling community, this would place even more pressure on local schools to provide for support of their needs. Recent studies suggest a greater proportion of ill-health amongst the travelling community, adding more pressure to local health centres. In addition to going against Government Planning Policy for traveller sites, the closest services will therefore have further demands placed on them.

- There is evidence of periodic overcrowding on traveller sites, throughout the year and at a peak during winter months. This would yet further increase demand on local services. The plan makers have made no indication that they would take this into consideration or look to limit overcrowding.

The Croydon Local Plan Note that paragraph 4.19 in referring to the need for good access to roads, states that "they often need to move larger vehicles as part of their livelihood and way of life" – this may be an assertion relevant to the assessment of sites and the narrowness of Coombe Lane. The local roads would not be suitable for the continuous use of "larger" vehicles.

- gypsy-traveller.org - The best type of land is a 'brown field' site. The site should be close to local amenities. It is very important that the site has a safe entrance and exit. There are very strict Highway regulations about visibility at the entrance/exit to sites to ensure there is no danger of accidents and this is very important.

The objections may be summarized as:

- inappropriate use of Green Belt land
- lack of relevant amenities close to hand
- Lack of supportive infrastructure
- adverse effect on neighboring

businesses and leisure amenities  
-site has a more appropriate use for a school

2599/01/007/DM43.4/O	Helen Armstrong	Object	DM43.4 502	Coombe Farm should be acknowledged as Green Belt	Coombe Farm should be acknowledged as Green Belt	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2600/01/001/DM43.4/O	Hitesh Patel	Object	DM43.4 502	<p>I am writing to register my objections for the following proposed sites for Gypsy and Travellers Site Coombe Farm, Oaks Road - Reference 502.</p> <p>Following up from the letter sent by Steve Murphy (General Manage). I too am not happy with what you are planing to impose on our lives. Reiterate, the travellers/Gypsies are very rude &amp; me being of Indian origin, little children of not older than 6 or 7 came over, took our golf balls, calling me racially abusive names with their guardians not standing more than few yards. I do not believe a society of such vulgarity should be accommodated at the cost of decent law abiding citizens. I'm not being a Nimby, just want to enjoy my time at this beautiful golf course at the weekends in the main, so please put yourself in our shoes. Please reconsider your options. As a suggestion, opposite Purley way playing fields would be ideal place to create an enclosure.</p> <p>Its also not fair that whereas we pay for our way in life these get handed pieces of land at our expense. I've every faith in you &amp; your team to make the right choice without upsetting the apple cart.</p>		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2604/01/002/DM43.4/C	I and W Smith		DM43.4 502	<p>We are writing to object to the use of the following locations as gypsy/traveller sites. Coombe Farm off Oaks Road reference number 502</p>		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2605/01/022/DM43.4/O	Ian Broyd	Object		DM43.4 502	Croydon has very few green places that are actually loved and residents are proud of so they need to be left as they are or enhanced. The proposal to place travellers site is not acceptable. These sites are stated by the Council to be in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Also these sites are far from schools and shops therefore not suitable for the proposed change of use.	The site should not be allocated as gypsy and traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2617/01/002/DM43.4/O	Richard Parrish <i>Archbishop Tenison's School</i>	Object		DM43.4 502	I am writing on behalf of the school and its Governors to object to the use of the following locations as gypsy and traveller sites: Coombe Farm off Oaks Road, site reference 502. The ground for my objections is: both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b, with Policy SP7.2 and the protection of the green grid or with 6.15 Strategic Objective 10 relating to the green grid;		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2618/01/004/DM43.4/O	Miss P Jones	Object		DM43.4 502	I most strongly object to the use of either the locations planned as Gypsy/travellers sites as they are both in green belt and one borders a site of Nature Consenation interest. The Government clearly states that "Traveller sites (temporary or permanent) in the green belt are inappropriate development.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2624/01/001/DM43.4/O	Mr T A Braim	Object	Soundness - Justified	DM43.4 502	Why do Gypsies and Travellers have preferential treatment with regard to having sites where public transport accessibility is not an issue disregarding government guidance. Likewise over privacy.  This site will require access to Coombe Road at a staggered junction which is congested at the best of times and a nightmare in the morning and evening peaks.	If Green Belt sites are being considered why not consider sites such as Site 536, 632 or 767 as well?	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2626/01/001/DM43.4/O	Mrs A Little	Object	DM43.4 502	This is inappropriate development in the green belt; there are no local amenities for mothers and young children - primary schools, local shops, doctors surgeries. There is a need for infrastructure improvements, road access and schools. There are not enough local amenities. IT is highly likely the proposals will have an adverse effect on local businesses. The area is listed as having special character (the Borough Character Appraisal 2015) and the proposals are not sensitive to	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2628/01/001/DM43.4/O	Mr Marin Little	Object	DM43.4 502	<p>The proposed site is not suitable for the proposed development; it is not close to any amenities such as schools, shops, medical services. It would create a significant road hazard and greatly increased traffic. It would be inappropriate use of green belt. There are many more suitable sites for the proposed development. There is a complete lack of local infrastructure, funds and acceptance by local ratepayers and tax payers. Probable hostility between local residents and inhabitants of the proposed site.</p> <p>There is a lack of local amenities, adverse effect on local residents and businesses. Inappropriate use of green belt land; negative impact on local environment, flora and fauna.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2635/01/002/DM43.4/O	Paul Sandford Bourne Society	Object	DM43.4 502	<p>I object to the use of the following locations as gypsy and traveller sites Coombe Lodge Nurseries off Conduit Lane, site 661; Coombe Farm off Oaks Road, site 502; Pear Tree Farm and Pear Tree Farm Cottage, Featherbed Lane, site 755; as all three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.</p> <p>I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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Coombe Lodge Nurseries, Conduit Lane is on the Green Belt.  
Not in line with Government Planning policy on the Green Belt.  
- Government Planning Policy with regards to traveller sites wants to ensure that plan-making and decision-taking should protect Green Belt from inappropriate development.  
- The proposal to create a permanent traveller site on land designated as Green Belt land is contrary to Policy E of the Planning Policy  
"Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. There are no very special circumstances.  
The preferred approach is not deliverable. To be considered deliverable, the sites should be available now, offer a suitable location for development now and we do not believe that the Assessment and selection of the sites for Gypsy and Travellers undertaken was credible.  
Plan makers have not considered the time it will take to commence development on site, need for infrastructure improvements - roads.  
There is basis for challenging the way in which this potential site has been selected.  
1. Para 3.1. Green Belt sites included for review of eligible sites "to ensure that all locations for a site considered" but at the same time "Exclusion of sites in Croydon Metropolitan Centre and within District Centres and Strategic Industrial Locations and Conservation Areas due to viability, deliverability and impact on heritage considerations". Is this even handed?  
4. Para 4.1 sets out the criteria and weightings. As indicated above, Green Belt with no built form is given a weighting (-10) which, though high, is not very significant given that there are 29 or 30 criteria and can easily be outweighed by other factors that are less significant in policy terms.  
Furthermore, Coombe Nurseries has been weighted -5 for green belt, in recognition of the fact that (in the assessors view) such structures as they are can be converted to traveller use (if the buildings had to be demolished, on a green field site, this would have attracted -5).  
1. SP2.7 on the Council's proposals to deliver 39 additional gypsy and traveller sites indicates that land will be allocated in accordance with the proposals, but that any ADDITIONAL sites that are not so allocated should meet some stated criteria, including good access to local shops and essential services and good transport

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

access; these seem to be the criteria that were excluded from the the proposed allocation, suggesting that any alternative proposals would need to meet stiffer criteria. Is this fair and even handed? The basis of the criteria weightings are unclear.

-The national planning policy framework makes it clear that unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within a green belt.

- The local character description is clearly at odds with the proposal.

- The justification acknowledges the green belt issue, though insufficiently, but relies on the fact that there are existing structures.

These are not in fact substantial - being glass houses, and could be said to be at least environmentally consistent with the green belt. But there is no very special circumstance justification proposed as required by planning policies.

- Approving the proposal would set a precedent and open the surrounding areas to be subject to similar development. It is not in the community's interests to allow the erosion of the green spaces surrounding the community and we object to the impact this site could have on the environment and wildlife.

In light of these issues, it is not appropriate simply to weight Green Belt as one of the many factors to be considered, but rather it presents an overarching policy objection that cannot be over-ridden in the way proposed. The decision-making process is contrary to Government guidance.

2638/01/001/DM43.4/O	Mrs Tracey Whitfield	Object	DM43.4 502	<p>Buidign on green belt land does not meet the Strategic objectives. National Planning Policy for Traveller Sites states that temporary or permanent sites are inappropriate development in the green belt. There are no apparent exceptional circumstances that could warrant the proposed use of this green belt site. It would set an unwanted precedent.</p> <p>The road infrastructure is inadequate to allow vans and caravans in and out of Coombe Farm and the road is currently a single track. There are no local services such as schools, shops or healthcare facilities and would therefore not serve the traveller community very well.</p> <p>National policy dictates that in planning for traveller sites, the Council must relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density. An area impact assessment must be considered by the Council as part of the planning process.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
2639/01/002/DM43.4/C	Mr J Skillicorn		DM43.4 502	<p>The following should be added:to SP2.7;</p> <p>IT MUST BE ENTIRELY ACCEPTABLE IN RELATION TO ITS IMPACT ON NEARBY PUBLIC SPACES AND RESIDENTS AND BUSINESSES IN THE AREA</p> <p>If this was included for site 502 it would be realised that the development was inappropriate due to the green belt and the lovely gardens of Coombe wood</p> <p>These areas should be left to families and dog walkers to enjoy the open space</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

2642/01/002/DM43.4/O	Mr John Walsh	Object		DM43.4 502	<p>Objects to all gypsy and traveller sites (as chairman of Campion Close Freeholders Limited and Parkland Management Company Limited which comprise 75 properties). The proposals conflict with Policy E 'Planning Policy for Traveller Sites' which states that temporary or permanent sites are inappropriate development in the green belt. What happens if the travelling community outgrow these sites? Surely the many industrial sites in the area would be more suitable, or Valley Park?</p> <p>The proposals would clearly harm the green belt and would have a negative impact on the environment and wildlife in Coombe Wood, Shirley Hills and Lloyd Park some of which is a Site of Nature Conservation Interest and it would create a precedent for further erosion of our valuable local amenity.</p> <p>Coombe Road and Coombe Lane are already very busy roads. These proposals would exacerbate this problem if significant road improvements were not carried out. These proposals would also exert pressure on local services that are already stretched. The junctions at Coombe Road, Oaks Road and Conduit Lane are already dangerous.</p> <p>What social and economic benefits would a gypsy and travelling community bring to the existing local community in this area as well?</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2642/02/002/DM43.4/O	Mr John Walsh	Object		DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2644/01/001/DM43.4/O	Mrs E Ballard	Object	Soundness - Justified	DM43.4 502	I object to the allocation of Coombe Farm as a Gypsy and Traveller site. In the past few years we have suffered from frightening results from unauthorised Travellers sites. Residents and local businesses alike have experienced unsociable behaviour problems and unacceptable mess, with both physical and psychological effects. I urge you to see that these plans are not allowed.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I am writing to object to: The use of the following locations as traveller sites: Coombe Lodge Nurseries off Conduit Lane Site reference 661, Coombe Farm off Oaks Road Site reference 502, Pear Tree Farm Featherbed Lane 755 Because these sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b

To build so close to award winning gardens such as Coombe Gardens, Heathfield or a picturesque Wedding Venue such as Coombe Farm will be detrimental for the local businesses and residents. People from the wider area also enjoy these places. People travel from miles around -even by the coachload -to see these parks in Croydon. If they are built right up to with mobile homes or prefabs and other semi-permanent residences, they cannot fail to appear less attractive. With regard to homes for Travellers, I do not wish to stereotype any group in our society, but first-hand experience of travellers staying recently in Sunken Lane has shown that they do not respect our precious green areas in the same way as the Heathfield and Ballards Farm residents do. I visited Sunken Lane after their recent departure and I saw bathroom suits, mattresses and piles of other waste including dirty nappies and rubbish dumped in and around the beautiful Shirley Hills area. Pathways were blocked and cars could not turn in Sunken lane. Street lights in the local area had been broken so that this fly tipping could not be filmed by CCTV. In the days before, my sons had felt intimidated when travelling home from school by the travellers' children and had to call me to collect them by car from the Coombe Rd tram stop. I took the time to visit the Layhams Farm Traveller site so that I could make an informed opinion and I was greeted by dogs off leads and groups of men gathering as soon as I approached. They did not trouble me, but I was made to feel decidedly unwelcome. Outside of the area some of the teenagers were crouched in the road and were smashing the top off bottles and then sprinkling glass in the road where cars were passing. If the sites proposed are to be like this, then I would be very unhappy if the plans were to go ahead.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

The assessment and selection of sites for Gypsy and Travellers has been unacceptably skewed in favour of remote and unsustainable sites. Premier Inn Hotel Ltd objectives to the proposed allocation for the following reasons:

- The site is located in Metropolitan Green Belt. The DCLG's Planning Policy for Traveller Sites explicitly states in Policy E that traveller sites are inappropriate development in the Green Belt. It also notes that unmet need is not 'very special circumstances' that would justify development in the Green Belt. The proposed allocation is contrary to this policy.

- In the Council's assessment it states that a score of -5 will be applied to sites with 'built form' in the Green Belt. However, in the assessment a score of +5 was applied to this site. The importance of this site's Green Belt designation has been undervalued. The assessment draws a distinction between Green Belt sites with and without 'built form', a distinction that is not supported by national level policies and guidance. Other assessment criteria (e.g Flood Zone) with -5 is given a "red" status whereas the -5 for Green Belt has only been given "amber". This indicates that the Green Belt has not been properly taken into account.

- The Council notes that the Gypsy and Traveller population prefer to use their own transport and be located away from the existing residential community. This is contrary to CLG guidance.

- The changes proposed in the Housing and Planning Bill are also relevant as this indicates that Central Government is against Gypsy and Traveller housing being treated in isolation from the rest of the population, contrary to the approach adopted by Croydon Council in this assessment.

- The Council's assessment under 'privacy' gives a score of +10 to sites away from existing residential areas and -10 for sites in existing residential areas. Other criteria only have a 5 point swing. The assessment therefore gives a strongly weighted preference to comparatively remote and unsustainable potential sites that are considered to be 'private' while underrating factors that are relevant to the sustainability of potential sites which is directly contrary to the NPPF.

In conclusion the proposed allocation is the result of a flawed assessment and should be removed from the Local Plan in favour of a

The site should not be allocated for a Gypsy and Traveller site and the assessment criteria should be reviewed.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

more sustainable site.

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2652/02/001/DM43.4/O	Colin Hart Oaks Farm Receptions	Object	DM43.4 502	<p>I am writing to strongly object to the permanent Travellers site proposed on Coombe Farm. I have numerous points to raise with Croydon Council.</p> <ol style="list-style-type: none"> <li>1. The access road to Coombe Farm is very narrow especially where it joins Oaks Road. Large mobile homes will not be able to gain access.</li> <li>2. As far as I am aware it does not have main drainage. Who will pay for that improvement?</li> <li>3. The land is constantly water logged even in the summer and prone to flooding. Who will pay for the necessary new drainage?</li> <li>4. Oaks Road suffers from traffic jams due to the tram crossing and the difficulty in turning right onto Coombe Road. Caravans, trailers and lorries owned by Travellers will only add to this problem. Oaks Road has also had numerous accidents due to speeding hence the speed monitor on the road.</li> <li>5. This area already has a serious problem (as in deed does all the borough) with Travellers. The area is surrounded by green fields and a permanent Travellers site will only be a magnet to other Travellers</li> <li>6. Will new street lighting be necessary and who will pay for it?</li> <li>7. If the Travellers have access to the house at Coombe Farm, will you be contacting English Heritage for their approval for any work that is carried out on the property as it is listed.</li> </ol> <p>Travellers have occupied the field in front of our house and adjacent to it on numerous occasions, causing many difficulties and anxiety to us. These are some of the many problems we have had to deal with;</p> <ol style="list-style-type: none"> <li>1. Many times they have driven lorries and vans at speed through our front garden when a wedding was taking place. Young children are playing in this area as well as adults socialising. It is a very frightening experience for everyone and we cannot stop them.</li> <li>2. I have been swore at and shouted at when I have been attempting to clear up the rubbish they have left in the lane before a wedding. This includes bags of faeces on the ground and hanging from the trees.</li> <li>3. We have witnessed young adults and children from the Travellers site stealing scooters, tricycles and space hoppers belonging to our grandchildren from our garden. We have been told by the police not to approach them. The security man and the dog handler that was on the field told me they took our garden toys away with them.</li> <li>4. On one occasion the travellers</li> </ol>	<p>I would not object to Coombe Farm being developed into good social and affordable housing which we so desperately need in the borough. I do object to Travellers being allocated such a prime amenity. Travellers have made a life style choice, however, homeless young people and families have not.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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arrived in our lane at about 7.00 pm just as some guests at the wedding were leaving and others were arriving for the evening party. The Travellers completely blocked the lane and nobody could move. They were very abusive to the wedding guests. A neighbour called the police on our behalf. The police tried to stop the Travellers getting onto the field but eventually they had to let them enter the field because the Travellers were becoming very nasty. The residence of Oaks Road and Oaks Farm had to then live with these people next to their houses until the council removed them. We were very grateful for the council's action, thank you.

We have taken the advice of the police and never approached the Travellers, they warned us how aggressive they can be. Our house is quite isolated and we have no street lighting. We are very concerned about having Travellers so close. We have always cooperated with the police and Croydon Council in trying to stop the Travellers occupying the fields in this area and have had to report numerous incidences of fly tipping.

A few years ago Croydon Council asked us to contribute £6,000, half the cost of a bund running along the length of our access road. This we agreed to do. Unfortunately a gate had to be put in the bund for access for grass cutting purposes. The Travellers have broken the lock on the gate twice and entered the field. The golf course have recently kept a trailer across the gate to stop the Travellers entering. They have also had many problems with the Travellers.

Having three Traveller's sites so closely located in an area will form a strong and sometimes difficult Traveller and Gypsy community (Romany Gypsies dislike Travellers). This will change the demographics of the Heathfield Ward. As I have said before and cannot emphasize enough, it will attract other Travellers to the green fields in this ward. Croydon Council are storing up a serious problem for themselves, especially as some of the sites are privately owned. Has nobody learnt the lessons of Dale Farm in Essex! Do you really want this to happen in Heathfield in five or six years' time.

2652/01/002/DM43.4/O	Colin Hart <i>Oaks Farm Receptions</i>	Object	DM43.4 502	<p>Oaks Farm Receptions Ltd objects to the proposed allocation of Coombe Lodge Nurseries, Conduit Lane and Coombe Farm, Oaks Road as Gypsy and traveller sites for the following reasons.</p> <p>Both sites are located within the Metropolitan Green Belt. Policy E of the DCLG's Planning Policy for Traveller Sites (August 2015) explicitly states in that traveller sites are inappropriate development in the Green Belt. It also notes that unmet need is not a "very special circumstance" that would justify development in the Green Belt. The proposed allocation is therefore contrary to this policy.</p>	<p>In conclusion, the proposed allocation of Coombe Farm, Oaks Road (site number 502) and Coombe Lodge Nurseries, Conduit Lane (site number 661) as Gypsy and traveller sites is the result of a flawed assessment process. These proposed allocations should be removed from the Local Plan and more sustainable sites that would not result in inappropriate development in the Green Belt should be sought</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
2653/01/003/DM43.4/C	John Clingan <i>South Croydon Community Associ</i>		DM43.4 502	<p>1.Travellers/Gypsy Sites: We echo concerns raised by other voices in Croydon. While accepting the need for appropriate sites for travellers and gypsies we question the ability of the Council with current levels of resourcing to manage an increased number of sites effectively. With specific reference to Coombe Lodge Nurseries and Coombe Farm:</p> <ul style="list-style-type: none"> <li>•The loss of the greenhouses at the Nurseries site (Conduit Lane) has potential significance for community, educational and employment opportunities</li> <li>•This will be a new, permanent development on green belt land</li> <li>•Access to and from the site on a dangerous section of Coombe Road will impact on traffic flow and road safety more generally.</li> <li>•There is no overflow space if and when the site becomes full.</li> <li>•There is likely Impact on parking for access to Coombe Woods, the café and on the elderly visiting the area</li> <li>•As the two nearest schools (Royal Russell and Cedars Catholic) are independent, does this satisfy the criteria that travellers sites be located close to schools?</li> <li>•Similarly, the criteria that sites should be close to shops will not be met.</li> <li>•There is a real concern that there will be a negative impact on the environment of Coombe Woods, its biodiversity and the contamination of groundwater. Recent experience in Lloyd Park demonstrates a potentially serious problem with litter and lack of rubbish disposal. This leads to the Council having to collect rubbish and the creation of a hazardous refuse collection point</li> </ul>		Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

2657/01/031/DM43.4/O	Rebecca Pullinger CPRE London	Object	Soundness - Effective DM43.4 502	<p>The more specific site allocations represent a large reduction in the amount of designated and non-designated open space. While we acknowledge the need to build new homes and associated infrastructure such as schools, Croydon's growing population also needs quality open spaces for all the human amenity and ecosystem services which they provide.</p> <p>This area of Green Belt has not been removed from the Green Belt via the Review process; therefore it must be assumed that it continues to meet the criteria for designation. Therefore, the proposed Gypsy and Traveller Site would be considered to be an inappropriate development (following Policy E of Planning Policy for Traveller sites published by the Government in August 2015) and the Council must prove that exceptional circumstances exist. The fact that it may in part be brownfield is not a reason in itself to waive this protection. We request clarification that any proposed development at the site must ensure that they use the same footprint of the building and do not increase any height, ensuring that the openness of the Green Belt is not affected.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2659/01/007/DM43.4/O	Mr Paul Quaintance	Object	DM43.4 502	Incorrect calculation in the selection criteria for 502 (Coombe Farm)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2659/01/002/DM43.4/O	Mr Paul Quaintance	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2660/01/001/DM43.4/C	P Snooks		DM43.4 502	<p>object to the proposals for site 502 because</p> <p>It is contrary to Policy 7.17 of the London Plan which states that strong protection should be given to MOL and the site should not be redesignated without consultation with residents and local businesses</p> <p>Policy 7.18 states that open spaces in London must be protected and their loss resisted as it will affect the urban attractiveness of the area and have both emotional and financial repercussions</p> <p>It would impact on the social and sport activities in the area and have an adverse ecological impact</p> <p>Also object on grounds that the sites are not within the required distance for both schooling and medical services</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2662/01/002/DM43.4/O	Mr Terrence Pais	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2662/01/007/DM43.4/O	Mr Terrence Pais	Object	DM43.4 502	Incorrect calculation in the selection criteria for 502 (Coombe Farm)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2664/01/001/DM43.4/O	Ms Alison Lawton	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation as it would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. I believe that in your report you have miscalculated. The category where the mistake has been made is GB/MOL where an amber rating has been correctly given. The score for an amber is -5 and a +5 score has been incorrectly allocated. This reduces the overall score for the site by ten points from 26 to 16.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2666/01/002/DM43.4/O	C Morley-Smith	Object	DM43.4 502	Any permanent sites for these people need to be properly managed and controlled and the occupants seen to be paying their way as other residents in the borough are expected to.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2668/01/001/DM43.4/O	Mrs Zelda Levy	Object	DM43.4 502	Site is in the Green Belt and is contrary to Government Policy. Croydon needs Green Belt more now than ever due to the number of high-rise blocks of flats. It is vital that the Green Belt is kept open, permanent and not subject to encroachment.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2678/01/001/DM43.4/O	Ms Lorna Bennett	Object	DM43.4 502	I have witnessed numerous incidents where travellers have occupied parts of Lloyd Park and the surrounding area without permission. I have always felt intimidated and have been personally threatened and insulted by them. I believe it would be a gross misuse of our vital Green Belt and a detriment to the whole area for this site to be used for Gypsy and Traveller pitches.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2679/01/005/DM43.4/O	Mrs Valerie Mickelburgh	Object	DM43.4 502	The land is green belt.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2682/01/004/DM43.4/O	Mr & Mrs Kellas	Object	DM43.4 502	I would say to the Council Croydon is full and kindly leave our precious Shirley open spaces and attractive streets alone, we don't need an odd assortment of blocks of flats amongst the semi-detached and small detached properties here, or in similar Croydon suburbs -it would be an architectural disaster along the lines of the 1950s concrete jungle development of the centre of Croydon. And we don't have the infrastructure to cope with more people, or the roads to cope with the traffic we already have.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2683/01/003/DM43.4/O	Mr & Mrs Iles	Object	DM43.4 502	The idea of developing the areas in and around Oaks Road is completely nonsensical. Again, who ever thought up this one does not believe in green spaces or the considerable increase in the local road infrastructure.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2695/01/003/DM43.4/C	Cllr Chris Wright <i>London Borough of Croydon</i>	Comment	DM43.4 502	There is concern that sites that have been identified as locations for gypsies and travellers are considered inappropriate in green belt and constitute a dangerous precedent.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

5. Proposed Policy DM43 Creation of Gypsy /Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Farm and Pear Tree Cottage Featherbed Lane.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and one borders a site of Nature Conservation Interest. Such development is in breach of Policy E10 Planning Policy for Traveller Sites, which says that 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'. All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites now, and 39 by 2036 is excessive and will have an adverse effect on the borough. If the number of Gypsy/Traveller sites really needs to be increased by this amount then a more appropriate location would be around the existing site at Purley Way. The positioning of a Gypsy/Traveller site adjacent to the car park for Coombe Woods, between the Chateau Restaurant and the Hotel/restaurant, would probably deter me from using any of these attractions.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

I have restricted my objections to those plans that primarily affect the area of Shirley I which I live, but the same objections apply to other proposals in other parts of the borough.

2699/01/002/DM43.4/O	Mr & Mrs Tahir	Object	Soundness - Justified	DM43.4 502	The site should remain as Green Belt and the access is not suitable for large vehicles and mobiles which would cause problems for drivers  It would have an adverse impact on local businesses and the Golf Club	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2700/01/002/DM43.4/O	Mr & Mrs Thomas	Object	Soundness - Consistent with National	DM43.4 502	It is inappropriate to site a Travellers site at this location. It is contrary to government policy as it is Green Belt.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

We wish to object to the proposal Gypsy/Traveller site Ref 502 for the following reasons

- Sustainability of the proposed site and the need for any such provision

The current proposals seem to have been produced in isolation from the other neighbouring Councils even though the above clearly indicated that nearby councils such as Sevenoaks, Tandridge and Bromley have a higher demand. Proposals in the Housing and Planning Bill 2015-16 are to remove the statutory requirement on local authorities to assess the specific accommodation needs of Gypsy and Travellers - the emphasis being that when authorities are carrying out a review of housing need that it considers the needs of all the people residing in or resorting to their district, without any references to Gypsies or Traveller.

We hope that the Council will consider the needs of our neighbours and local services and businesses as weighty as those of the Gypsy and Travelling people. There is a lot of opposition to the proposed sites from people currently residing in the district due to the threat of the Green Belt, increase traffic and increased pressure on local services.

The Assessment selection for the sites for Gypsies and Travellers scored lowly should have resulted in an acceptance that none of the sites are really particularly suitable and that the Council will need to liaise with other Councils if determined to make provision.

With regard to the sustainability of the sites, following on utilising the scoring assessment, we strongly object on a number of grounds:

- All sites lie within the Green Belt. This raises concerns about the impact on the Green Belt as a result of having to provide amenity blocks, communal facilities, safe play areas and areas for grazing horses.
- All three sites are unsuitable because they do not have good means to transport.
- Sites should have access to essential services including health and education facilities and access to local shops. None of the sites have good access to local schools (the nearest primary is over subscribed and the nearest post office is 1.7 miles away).

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2703/01/001/DM43.4/O	Mr & Mrs McFeat	Object		DM43.4 502	Objects to the use of the site for gypsy and traveller accommodation as it would have negative impacts on the adjacent golf course and would not encourage others to join the club. There have been instances in the past where illegal encampments have been set up in the area. Also the junction of Oaks Road onto Oaks Lane is not suitable for the amount and type of vehicles that travellers utilise on a daily basis. It would only be a matter of time before an accident would happen.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2706/01/001/DM43.4/O	Mr & Mrs Panagakis	Object	Soundness - Consistent with National	DM43.4 502	Object to proposed Gypsy and Traveller site at Coombe Farm off Oaks Road (reference number 502). This site is in the Green Belt. Policy E of Planning Policy for Travellers Sites published by the government in August [2015] says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".  The site would have a detrimental impact on the successful businesses run at Oaks Farm and would not be appropriate next to the nearby school (The Cedars). Traffic along Coombe Road is already heavy and the development of these sites would make this even worse. The site is somewhat from public services. Finally from past experience of Gypsy stays (illegal) in the area, a large amount of rubbish and litter can be expected.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2707/01/001/DM43.4/O	Mr A E Hodgson	Object		DM43.4 502	The area now known as Lloyd Park, all this farmland was gifted to Croydon Council and very heavily covenanted by the Lloyd / Garwood family, so that the people of Croydon should FOREVER be able to use the area as a public open space purely for recreational purposes. I know that the Council took legal opinion and advice on the restrictive covenants earlier in this century when National Grid approached them in connection with a cable tunnel project in Lloyd Park. These covenants still bind Croydon Council legally and yet they are proposing to allow a permanent gypsy traveller site at Coombe Farm located in the surrounding of Lloyd Park	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2709/01/001/DM43.4/O	Mr & Mrs Rowlands	Object	DM43.4 502	<p>We enclose our statement of objection to the local development plan which we believe would profoundly damage the Shirley area and the in particular, we wish to oppose the proposed use of the Coombe Farm site Ref 502 for use as a Gypsy/Traveller site.</p> <p>We have unpleasant first-hand experience of living in close proximity to gatherings of travellers who have from time to time descended on fields neighbouring our house. We believe that allowing large groups to have sites in the same vicinity as the borough is proposing, is likely to bring similar problems. In the past the site of their encampment has been left strewn with litter and with evidence close to the mobile homes themselves, of illegal fly tipping. At times, we found the behaviours of some individuals to be intimidating.</p> <p>The case against the broader proposals as well as against the choice of the traveller sites as is well made in the documents to which we have added our signatures.</p> <p>There may in, the fullness of time be a case for making a legal objection to the Borough's plans along the lines of a judicial review, given the apparent breach by the borough of regulations designated to protect the green belt in the interest of the wider community, a legal objection we believe would command the support of many local residents who share our views.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
2713/01/001/DM43.4/O	Mr Alan Magrath	Object	DM43.4 502	<p>It is a green belt area and national guidelines say that traveller sites in the green belt are inappropriate. Planning permission should not be available. The site is accessed via a narrow road. There is poor lighting and no pavements. The sheer number of caravans, cars, trucks and vans on one site would be an eye sore on the edge of one of the few large green spaces in central Croydon.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Coombe Farm off Oaks Road, site reference 502 for use as a gypsy and traveller site, as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b; or with Policy E of "Planning Policy for Traveller Sites" published by Government in August which states "Traveller sites in the Green Belt are inappropriate development";

Based upon the Scoring criteria Table 1, there are errors in the scoring in the policy designation assessment table under the GB/MOL. In view of the errors the following site should be considered:

- 16 - Heath Clark playing fields, Stafford Road Waddon
  - 120 - Timebridge Community Centre, Field Way, The Admirals Walk, Old Coulsdon.
  - 518 - Wandle Road surface car park, Wandle Road, Croydon Opportunity Area.
  - 536 - Land of former Croydon Airport runway, south of Imperial Way, Waddon.
  - 552 - Wandle Road surface car park, Wandle Road Croydon Opportunity Area.
  - 553 - By Pavillion Playing Fields, Purley Way, Waddon.
  - 632 - Land south of Threehalfpenny Woods, Kent Gateway, Bridle Way Addington.
  - 767 - Cane Hill south part, Hollymeoak Road, Portnalls Road, Coulsdon.
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2719/01/006/DM43.4/O	Mr Chris Hutchinson Royal Russell School	Object		DM43.4 502	<p>Page 5 Green Belt designation - the applicable scores are -10, -5 and +10. The proposed sites all scored +5. The applicable score should be -5.</p> <p>Page 6 Privacy- this attracts a +10 or -10. A Green Belt, Open Land site will naturally provide greater privacy and so attracts +10, meaning the difference in score from a site with privacy to a site without privacy is 20 points- a sizable margin that impacts heavily on the ultimate score for each site.</p> <p>Page 6 Social Deprivation - why should these areas be treated differently and therefore attract a score of -10?</p> <p>Page 6 Access to Services - attracts a neutral 0 score. Why is access to essential services scored as unimportant?</p> <p>Page 6 Employment and community use re-provision - only scores -5. This should be higher if businesses need to relocate or cease to exist with loss of employment, such as the Wedding venue business on the Oaks Farm land.</p> <p>Page 7 Brownfield vs Greenfield site - The criteria indicated that a brownfield site that has a building that can be converted for traveller use will score 0, whilst a Greenfield site with the same criteria score +5. Please explain.</p>	502 - GBIMOL should be 5, not +5 as shown. Site access should be -2 and not +5. Building on Greenfield site should be 0 not +5. Overall score should be 4 not 26. Not including the +10 for Privacy	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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2721/01/001/DM43.4/O	Mr A Zelisko	Object	Soundness - Justified	DM43.4 502	<p>I object to the use of this site as a Gypsy and Traveller site. The site is in Green Belt and contrary to national policy (as it is inappropriate development in the Green Belt).</p> <p>The immediate area is sparsely populated. National guidelines state the such sites should not overwhelm the nearest settlements and this site would.</p> <p>The Croydon GTANA 2013 specifies that proposed sites for Gypsies and Travellers should have good access to local shops. There are none near this site.</p> <p>The Croydon GTANA 2013 specifies that proposed sites for Gypsies and Travellers should be near bus routes and have good access to roads, with a specific reference to larger vehicles. This site is a considerable distance from public transport and access is down a single track road.</p>		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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2722/02/001/DM43.4/O	Mr Alan Weeks	Object	DM43.4 502	Can you please advise me as to why there is only one notification in Shirley Avenue CR0 8SQ (approx.150 houses) regarding the above plans.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2727/01/002/DM43.4/O	Mr & Mrs Reynolds	Object	DM43.4 502	Please don't tell us that we have to put up with gypsy/traveller sites at places that are used by locals and non local residents for pleasure. I have a caravan on a site not too far from Croydon and when travellers are allowed to come on to the site they always leave the site in a dreadful state and ruin the enjoyment for everyone on site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2733/01/002/DM43.4/O	Mr David Martin	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2735/01/004/DM43.4/O	Mr Eric Green	Object	DM43.4 502	Coombe Farm, Oaks Road is such a ridiculous suggestion it beggars belief. This site is totally unsuited for use as a traveller site, and would utterly destroy one of the few remaining pleasant places in	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2738/01/001/DM43.4/O	Mr D Lawton	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation as it would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. I believe that in your report you have miscalculated. The category where the mistake has been made is GB/MOL where an amber rating has been correctly given. The score for an amber is -5 and a +5 score has been incorrectly allocated. This reduces the overall score for the site by ten points from 26 to 16.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2739/01/001/DM43.4/O	Mr Colin Campbell	Object	Soundness - Justified	DM43.4 502	I am writing go object to:  1. The use of the following locations as gypsy and traveller sites:  Coombe Farm off Oaks Road, site reference 502  as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2740/01/010/DM43.4/O	Mr Ian K White	Object		DM43.4 502	I object to the use of Coombe Farm off Oaks Road Ref: 502 as a gypsy/traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2742/01/002/DM43.4/O	Mr E Tilly	Object		DM43.4 502	Object to the travellers sites all 3 are in Green Belt and one next to a site of Nature Conservation. This would constitute inappropriate development and is against Govt guidance .  None of these sites have easy access to Local infrastructure	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object Soundness - DM43.4  
Justified 502

Residential development is a viable option. We already have very limited housing. However, this should never be built over green belt.

Build a residential estate instead of a travellers site

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Existing infrastructure just cannot cope with additional population in Croydon:  
1.We have to wait for at least 4-5 days to get appointment at doctors – many times we do not get appointment  
2.We have to wait for at least 15 minutes to get a turn to play swing/slide for my son in any local park. The parks are so crowded during summer. Already children are getting very less exercise. If 40 families come over with more than 80 children then it would be extremely over crowded.  
3.There are not enough schools in the area. We should build more schools  
4.There is very limited green space in Croydon. Government policy states that you cannot build temporary or permanent sites on green belt. Putting the travellers site near green belt will endanger the  
5.Increased traffic due to a planned school and travellers sites will cause traffic chaos.  
6.We need green belts for good health of the citizens. Steps like these would encourage the encroachment of green belts.

Existing infrastructure just cannot cope with additional population in Croydon:  
1.Travellers should be encouraged to settle down and mix with the local community. So permanent housing is better. This way they will avoid the stigma too. Their future generations can have better life. But this needs to be planned properly on the brown field sites.  
2.We have to wait for at least 4-5 days to get appointment at doctors – many times we do not get appointment  
3.We have to wait for at least 15 minutes to get a turn to play swing/slide for my son in any local park. The parks are so crowded during summer. Already children are getting very less exercise. If 40 families come over with more than 80 children then it would be extremely over crowded.  
4.There are not enough schools in the area. We should build more schools  
5.There is very limited green space in Croydon. Government policy states that you cannot build temporary or permanent sites on green belt. Putting the travellers site near green belt will endanger the

6. Conduit lane is a no drive through zone. Increased traffic due to a planned school and travellers sites will cause traffic chaos.  
 7. We need green belts for good health of the citizens. Steps like these would encourage the encroachment of green belts.

Incorrect calculation in the selection criteria for 661 (Conduit Lane) and 502 (Coombe Farm) - If a site is Green Belt/MOL- built form then it is marked as (Amber/Orange), which means a score of "-5". "+5" has been used which increases the rating by 10 points. Error in calculating site access for 661: There are cars parked on that road and the entrance is through a very busy main road. The site cannot have a rating of "+5". It should be -2. That is a difference of 7 rating points.

2754/01/003/DM43.4/O	Mr P Sowan	Object	DM43.4	<p>502</p> <p>The impact of the site proposals on Oaks Lane and LLOYD Park seems incompatible with peoples expectations of enjoyment of open areas and would detract from the attractiveness of the open space. It would also cause traffic and access problems in the area. The proposed use as a travellers site would be incompatible with the "green link" status and a mobile home site of any kind is unacceptable.</p> <p>Also concern regarding the costs of the facilities that would be necessary and fly-tipping at this site is already a problem</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
2765/01/001/DM43.4/O	Pauline Newbold	Object	DM43.4	<p>502</p> <p>The site is in the green belt. Coombe Farm is a listed historic property with covenants on its usage. It is classified as an Archaeological Priority Zone and part of the site is designated a Site of Nature Conservation Importance. Increased vehicle movements to the site would be hazardous because of the present restricted and unsuitable road access to the site, the junction with Oaks Road being near the tram link crossing and the increased congestion at Oaks Road/ Coombe Lane/ Coombe Road that already exists at peak hours. There appear to be inadequate safe walking routes to schools/shops/medical facilities and limited pavement facilities in Oaks Road. 15-20 pitches could overwhelm the existing community.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

2772/01/001/DM43.4/O	Ms Janet McQuade	Object	DM43.4 502	<p>The Council acknowledges that the site is in the Green Belt (and one of the sites borders an SNCI). The Planning Policy for Traveller Sites states that traveller sites in the Green Belt are inappropriate development. The Council's approach is clearly in breach of that policy. Brownfield or industrial land should have been proposed not green belt. Why does the Council need to quadruple the number of sites for gypsy and travellers. The intention may be to do away with illegal encampments but may instead mean the area becomes a hub for travellers.</p> <p>Why were no appropriate sites suggested for Coulsdon? Opening sites at Coombe Lodge Nurseries and Coombe Farm will be detrimental to the amenities of adjoining owners. There is a lack of amenities close at hand. There are insufficient local infrastructure to accommodate the plans.</p> <p>Other sites the council should reconsider instead of both Coombe Lodge Nurseries and Coombe Farm and Pear Tree Farm are:  Expand existing permanent sites in Lathams Way off Beddington Farm Road  Heath Clark playing fields, Stafford Rd, Waddon  Timebridge Community Centre, Field Way, New Addington  Land adjacent to 103 Goodenough Way, Old Coulsdon  Wandle Road, car park, Wandle Rd, Croydon  Land of former Croydon Airport runway, south of Imperial Way, Waddon  Land adjacent to Ashburton playing fields at rear of 2-88 Coleridge Rad, Addiscombe  By Pavilion Playing Fields, Purley Way  Land south Of Threehalfpenny Woods, Kent Gate Way, Bridle Way  Land west of Timebridge Community Centre, Lodge Lande, Elmside, Addington  Cane Hill-south part, Hollymeoak Road, Portnalls Rd, Coulsdon</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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2774/01/001/DM43.4/O	Cllr Susan Winborn <i>London Borough of Croydon</i>	Object	DM43.4 502	<p>Objects to this site being used for a gypsy and traveller site. It would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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2775/01/010/DM43.4/O Cllr Tim Pollard  
London Borough of Croydon

Object Soundness - DM43.4  
Justified 502

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

2776/01/010/DM43.4/O Cllr Helen Pollard  
London Borough of Croydon

Object Soundness - DM43.4  
Justified 502

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

2798/01/001/DM43.4/O	Tracey-ann and Julian Sequino	Object	Soundness - Justified DM43.4 502	<p>we are absolutely devastated to find out this shocking plan that the council has in mind for Shirley.</p> <p>I strongly suggest that you consider else where like New Addington and alongside Addington Road (mad mile), open space in Purley Way after the Colonnades, alongside Mitcham Road and Beddington Lane and the list goes and let remain the beautiful green belt area in Shirley unspoiled and untouched, so that we, our children and the elders that arrange walking groups can all continue to benefit from walking, jogging around the area of Oaks Road, Coombe Park, Oaks Farm leading to Lloyd's Park and up to the Royal Garden restaurant, I healing fresh air rather than the pollution from the cars like we see so many people jogging on the pavement else where.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2801/02/001/DM43.4/O	Mr and Mrs Michael Somers	Object	DM43.4 502	<p>We wish to object to the above referenced Sites which are being considered for the location of two gipsy and traveller locations on the following grounds:</p> <ul style="list-style-type: none"> <li>•Inappropriate use of Green Belt Land</li> <li>•Sites that are located on the Green Belt, considered to be inappropriate development for Traveller sites (temporary or permanent) and against Government Policy ("Planning policy for Traveller Sites", DCLG, August 2015)</li> <li>•Selection of Proposed Sites should have a bias towards Brownfield or Industrial Land not Green Belt</li> <li>•Detrimental to the Amenities of Adjoining Owners</li> <li>•Lack of relevant Amenities close at hand</li> <li>•Insufficient Local Infrastructure to accommodate the plans</li> </ul> <p>However, we do wish to be seen as entirely negative and would ask that consideration be given to locating at the Existing Permanent Gypsy Site in Lathams Way off Beddington Farm Road.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2809/01/001/DM43.4/O	Mr Mehul Rajani	Object	DM43.4 502	<p>Objections summerised as:</p> <ul style="list-style-type: none"> <li>- Inappropriate use of Green Belt land</li> <li>- lack of relevant amenities close to had</li> <li>- adverse effect on neighbouring businesses and leisure amenities</li> <li>- site has a more appropriate use for a school</li> </ul>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2812/01/010/DM43.4/O Cllr Jan Buttinger  
London Borough of Croydon

Object Soundness - DM43.4  
Justified 502

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Coombe Lodge Nurseries, Gypsy and Traveller Sites:  
 - Detimental to the amenities of adjoining owners.  
 - Inappropriate use of green belt land.  
 -Site that are located on green belt, considered to be inappropriate development for traveller sites (temporary or permanent) and against Government Policy ("Planning policy for Traveller Sites" DCLG, August 2015).  
 - Lack of relevant amenities close to hand.  
 - insufficient Local Infrastructure to accommodate plans.  
 - Selection of proposed Site should have bias towards brownfield or industiral land not green belt.  
 - Why are two sites in very close proximity to one another being proposed.  
 - Imbalance across the borough with all sites being proposed in the south of Croydon.  
 - Why not expand the existing permanent gypsy site in Lathams Way off Beddington Farm Road.  
 - If one has to select one of the proposed sites, the preference s for Perar Tree Farm and Pear Tree Farm Cottage, Featherbed Lane.

Othere sites that the Council should reconsider instead of both Coombe Lodge Nurseries and Coombe Farm are the following.

- 16 Heath Clark playing fields, Stafford Road Waddon
- 120 Timebridge Community Centre Field Way, New Addington
- 518 Land adjacent to 103 Goodenough Way, The Admirals Walk, Old Coulsdon
- 522 Wandle Road surface car park, Wandle Road , Croydon Opportunity Area
- 536 Land of farmer Croydon Airport runway, south of imperial way, Waddon
- 552 Land adjacent to Ashburton playing fields at rear of 2-88 Coleridge Road, Addiscombe
- 533 By Pavillion playing fields Purley Way, Waddon
- 632 Land south of Threehalfpenny Woods, Kent Gate Way, Bridle Way, Addington
- 636 Land west of Timebridge Community Centre, Lodge Lane, Elmside, Addington
- 767 Cane Hill south part, Hollymeoak Road/Portnalls Road, Coulsdon

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Our client is deeply concerned about the manner in which the Evidence for the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) ("the Evidence Paper") has been prepared. The scoring assessment applied by the Council is reductionist and disregards the wider context (for example outreach programme and supports) within which sites sit. Without that appreciation we do not consider that the Evidence Paper adequately supports the Council's Strategic Objectives. The Evidence Paper identifies four "absolutes" for the initial screening. In the absence of any justification and evidence backed rationale behind these "absolutes" we are left to conclude that there is none. A site should be available and deliverable. We consider that to be an appropriate test in determining the suitability of a site for development. There is little explanation as to what factors the Council has taken into account for the purposes of scoring whether a site is deliverable - particularly over a 20 year period. No consideration is given to the use of CPO powers where a site for example could be suitable save for possible issues over deliverability. The use of CPO powers should be a consideration for the purposes of deliverability. The existence of contamination cannot be considered in isolation. There does not appear to be any detailed analysis of whether the extent of contamination on some sites, and the costs of remediating that contamination, would render that site undeliverable in the plan period. A failure to acknowledge the need for sites to be located in proximity of public transport services does not support the principle of sustainable development. In adopting this flawed approach the Council have failed to consider the contribution that smaller sites could make in delivering sites for gypsy and traveller communities. As a result, the initial screening process was biased towards larger sites despite the evidence base showing that such sites were not supported by the gypsy and traveller community. As a result, the Council has not properly considered if there are exceptional circumstances which justify any of the identified Green Belt sites coming forward for use as traveller sites.

To ensure transparency in the planning process the same tests should be applied to allocated sites and windfall sites.

For the reasons detailed above, the assessment proceeded from an erroneous starting point of "absolute" requirements that were neither justified nor supported by the Council's existing gypsy and traveller policy. The Evidence Paper is lacking in detail, and the scoring criteria overly simplistic. As a result, the evidence put forward by the Council is lacking in transparency and is an unsound base for policy making.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2821/02/002/DM43.4/O Michael Cubitt

Object

DM43.4  
502

Incorrect calculation in the selection criteria for sites 661 and 502. If a site is Green Belt/MOL built form then it is marked Amber/Orange which means a score of -5 but +5 has been used which increase rating by 10 points.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

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2829/01/010/DM43.4/O Cllr Margaret Mead  
Croydon Council

Object Soundness - DM43.4  
Justified 502

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. I am concerned that all three sites are also some considerable walking distance away from GP practices, shops, schools, public transport and other local services which would be contrary to the Council's Health and Wellbeing Strategy.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

2831/01/002/DM43.4/C	Jenita Thirumaniraj	DM43.4	502	Residential development is a viable option. We already have very limited housing. However, this should never be built over green belt.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
				Existing infrastructure just cannot cope with additional population in Croydon:		
				1.We have to wait for at least 4-5 days to get appointment at doctors – many times we do not get appointment		
				2.We have to wait for at least 15 minutes to get a turn to play swing/slide for my son in any local park. The parks are so crowded during summer. Already children are getting very less exercise. If 40 families come over with more than 80 children then it would be extremely over crowded.		
				3.There are not enough schools in the area. We should build more schools		
				4.There is very limited green space in Croydon. Government policy states that you cannot build temporary or permanent sites on green belt.		
				Putting the travellers site near green belt will endanger the		
				5.Increased traffic due to a planned school and travellers sites will cause traffic chaos.		
				6.We need green belts for good health of the citizens. Steps like these would encourage the encroachment of green belts		
2832/01/002/DM43.4/O	Manoj Jain	Object	DM43.4	Incorrect calculation in selection criteria for site 661 and 502. If site is in Green Belt/MOL built form then ist is marked as Amber/Orange which means a socre of -5, +5 has been used which increase the rating by 10 points.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
				502		

2841/01/004/DM43.4/O	Cllr Vidhi Mohan London Borough of Croydon	Object	DM43.4 502	<p>This would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.</p> <p>I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political...consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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2842/01/010/DM43.4/O Cllr Richard Chatterjee  
London Borough of Croydon

Object Soundness - DM43.4  
Justified 502

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2857/01/009/DM43.4/C	Philip Talmage		DM43.4		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
			502	Two proposed gypsy/traveller sites in Shirley (reference numbers 502 and 661 on Changes to the Policies Map) Both sites are inappropriately located in the Metropolitan Green Belt and poorly located for public services, and there is in any case no need for such an increase in the number of such sites within the Borough.		
2863/01/002/DM43.4/O	Jonathan Nicholas	Object	DM43.4		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
			502	In appropriate development in the green belt. There is an imbalance in the borough with both this site and 502 being in the south of the borough and in close proximity to each other. Such proposals should be located on industrial/brownfield land rather than greenbelt.  As an alternative, expand Laytham's Way. Other sites considered suitable are: 552, 536, 120 - which would not interfere with the little green space we have left.		

502

Additional Objections raised to the use of the following locations as Gypsy/Traveller sites:-  
 Coombe Farm off Oaks Road  
 Reference Number 502  
 Coombe Lodge Nurseries off Conduit Lane  
 Reference Number 661

1. How has the London Borough of Croydon involved its Community in the planning of the Coombe Farm and Coombe Gardens Traveller Sites? What opportunity was given by Croydon Council for the local residents to put forward their own ideas and participate in the development of the Sites? See - London Borough of Croydon's "Statement of Community Involvement - October 2012" (<https://www.croydon.gov.uk/sites/default/files/articles/downloads/involvement-oct12.pdf>) Reference 2.11 & 2.12 - these Guidance Rules have been ignored

2. There is no pavement access to either of the proposed sites therefore most travel to and from these sites to local amenities, (shops/doctors/schools) would be by vehicle – causing even greater traffic problems to the Coombe and Oaks Road junction.

3. Residents call for an independent (i.e non-Labour) lead enquiry into the full extent Mr Ansari (owner of Coombe Farm, a proposed traveller site) has been able to influence Croydon Council specifically & Labour Government more broadly through financial bribery?  
 Quote from the 2011 Localism Act; "Through the Localism Act, the Government has abolished the Standards Board regime. Instead, local authorities will draw up their own codes, and it will become a criminal offence for councillors to deliberately withhold or misrepresent a financial interest. "  
 Tens of thousands of pounds including cash equivalent goods & services (e.g supply of rent-free premises for council business, travel expenses and campaign donations) have been disclosed but misrepresented as donations. These are in fact bribes in return for planning leniency (see press article.) <http://insidecroydon.com/2015/08/21/property-developer-ansari-donates-to-cooper-and-khan/>

4, In the restrictive Covenants for Coombe Farm, (defined as 80 Oaks Road) which are for "the Settlers and their successors in title" states "No part of the Property shall be used for any offensive noisy, dangerous

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

pursuit or occupation or for any purpose which shall or may grow to be in any way a nuisance damage grievance or annoyance to neighbouring properties or the neighbourhood."

2867/01/001/DM43.4/O	J Giles	Object	DM43.4 502	<p>I object to the site for the following reasons:</p> <ul style="list-style-type: none"> <li>-Detrimental to the Amenities of Adjoining Owners</li> <li>-Inappropriate use of Green Belt Land</li> <li>-Sites that are located on the Green Belt, considered to be inappropriate development for Traveller sites (temporary or permanent) and against Government Policy (Planning policy for Traveller Sites, DCLG, August 2015)</li> <li>-Lack of relevant Amenities close at hand</li> <li>-Insufficient Local Infrastructure to accommodate the plans</li> <li>-Selection of Proposed Sites should have a bias towards Brownfield or Industrial Land not Green Belt</li> <li>-Why are the Two Sites in very close proximity to one another being proposed</li> <li>-Imbalance across borough with all Sites being Proposed in the South of Croydon</li> <li>-Why not Expand the Existing Permanent Gypsy Site in Lathams Way off Beddington Farm Road</li> <li>-If one has to select one of the proposed sites, the Preference is for Pear Tree Farm &amp; Pear Tree Farm Cottage, Featherbed Lane</li> </ul>	<p>Pear Tree Farm should be allocated or Lathams Way should be extended. The Council should also consider sites 16, 120, 518, 522, 536, 552, 553, 632, 636 and 767.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
2868/01/005/DM43.4/O	Graham Lyon	Object	DM43.4 502	<p>Council's approach breaches national policy. The site is some distance from services. The Purley Way should be looked at.</p>		Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I am objecting to the following sites being considered as suitable as Permanent Sites for the above use:  
1) Coombe Lodge Nurseries, Conduit Lane, Coombe Road, South Croydon, CR0 5RQ  
2) Coombe Farm, Oaks Road, Shirley, CR0 5HL

I am very disturbed to hear of the proposed plans for providing permanent sites for the Gypsy and Traveller people on these sites, mainly on the grounds that they are both much valued and appreciated areas of natural beauty and relatively unspoiled areas on Green Belt land, which I consider is an inappropriate use of such areas. I understand, in fact, that it is against stated Government Policy ("Planning policy for Traveller Sites" DCLG, August 2015).

My objections are based on the following grounds:

1) Neither of these areas has local amenities nearby, or sufficient infrastructure to accommodate these plans.

2) Whilst it is a statutory duty of local councils to provide these sites for travelling people - and, indeed, an act of common humanity that such groups are catered for - it is usual that brownfield or industrial land is used, rather than open greenbelt land.

3) Both these sites are comparatively close to each other; certainly both are in residential areas in South Croydon, thus impacting on amenities of local owners, and arousing local feelings. What is the reason behind this decision?

4) Can the existing permanent site in Lathams Way off Beddington Farm Road be expanded?

There are many sites which might be considered which are not near areas of heavy residential occupancy, in the Waddon playing fields areas, for example. The Pear Tree Farm area in Featherbed Lane is also more suitable.

Object Soundness - DM43.4  
Justified 502

Residential development is a viable option. We already have very limited housing. However, this should never be built over green belt.

Build a residential estate instead of a travellers site

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Existing infrastructure just cannot cope with additional population in Croydon:  
1.We have to wait for at least 4-5 days to get appointment at doctors – many times we do not get appointment  
2.We have to wait for at least 15 minutes to get a turn to play swing/slide for my son in any local park. The parks are so crowded during summer. Already children are getting very less exercise. If 40 families come over with more than 80 children then it would be extremely over crowded.  
3.There are not enough schools in the area. We should build more schools  
4.There is very limited green space in Croydon. Government policy states that you cannot build temporary or permanent sites on green belt. Putting the travellers site near green belt will endanger the  
5.Increased traffic due to a planned school and travellers sites will cause traffic chaos.  
6.We need green belts for good health of the citizens. Steps like these would encourage the encroachment of green belts.

Existing infrastructure just cannot cope with additional population in Croydon:  
1.Travellers should be encouraged to settle down and mix with the local community. So permanent housing is better. This way they will avoid the stigma too. Their future generations can have better life. But this needs to be planned properly on the brown field sites.  
2.We have to wait for at least 4-5 days to get appointment at doctors – many times we do not get appointment  
3.We have to wait for at least 15 minutes to get a turn to play swing/slide for my son in any local park. The parks are so crowded during summer. Already children are getting very less exercise. If 40 families come over with more than 80 children then it would be extremely over crowded.  
4.There are not enough schools in the area. We should build more schools  
5.There is very limited green space in Croydon. Government policy states that you cannot build temporary or permanent sites on green belt. Putting the travellers site near green belt will endanger the

6. Conduit lane is a no drive through zone. Increased traffic due to a planned school and travellers sites will cause traffic chaos.

7. We need green belts for good health of the citizens. Steps like these would encourage the encroachment of green belts.

Incorrect calculation in the selection criteria for 661 (Conduit Lane) and 502 (Coombe Farm) - If a site is Green Belt/MOL- built form then it is marked as (Amber/Orange), which means a score of "-5". "+5" has been used which increases the rating by 10 points. Error in calculating site access for 661: There are cars parked on that road and the entrance is through a very busy main road. The site cannot have a rating of "+5". It should be -2. That is a difference of 7 rating points.

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Object Soundness - DM43.4  
Justified 502

1.Mis-calculation of the score while selecting the site:

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

If a site is Green Belt/MOL- built form then it is marked as (Amber/Orange), which means a score of -5

If you go to page number 9 of the document in the link below, you can find that Amber is scored as +5 as opposed to -5.

[https://www.croydon.gov.uk/sites/default/files/articles/downloads/Gypsy%20and%20Travellers\\_Site\\_search\\_Evidence\\_%20August\\_2015.pdf](https://www.croydon.gov.uk/sites/default/files/articles/downloads/Gypsy%20and%20Travellers_Site_search_Evidence_%20August_2015.pdf)

Please, check the other scores too before finalising this site. This site is clearly not suitable for building on the gypsy site as it is a green belt site.

2.I will be objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:

“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”. The Council’s approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).

Existing infrastructure just cannot cope with additional population in Croydon:

1.Travellers should be encouraged to settle down and mix with the local community. So permanent housing is better. This way they will avoid the stigma too. Their future generations can have better life. But this needs to be planned properly on the brown field sites.

2.We have to wait for at least 4-5 days to get appointment at doctors – many times we do not get appointment

3.We have to wait for at least 15 minutes to get a turn to play swing/slide for my son in any local park. The parks are so crowded during summer. Already children are getting very less exercise. If 40 families come over with more than 80

children then it would be extremely over crowded.  
 4. There are not enough schools in the area. We should build more schools  
 5. There is very limited green space in Croydon. Government policy states that you cannot build temporary or permanent sites on green belt. Putting the travellers site near green belt will endanger the  
 6. Increased traffic due to a planned school and travellers sites will cause traffic chaos.  
 7. We need green belts for good health of the citizens. Steps like these would encourage the encroachment of green belts.

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2877/04/002/DM43.4/O	Mr Prasad Deshpande	Object	DM43.4 502	Incorrect calculation for site 502 and 661. If the site is Green Belt/MOL built form then it is marked Amber / Orange which means a score of -5. +5 has been used which increases the rating by 10 points.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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I am writing to register my strongest possible objection to the following proposals for gypsy and travellers sites:

- Coombe Farm, Oaks Road - Reference 502
- Coombe Lodge Nurseries off Conduit Lane - Reference 661

I am an active member of Shirley Park Golf Club and vividly recall the hugely, disruptive presence of the gypsies when they trespassed onto Coombe Farm a couple of years ago. There is sometimes a romantic notion that gypsy/traveller community wish to get on with their lives and not affect the urban population wherever they pitch up; I am afraid that the bare facts reveal that this to be a complete fallacy and the stark reality is far from this rosy, TV documentary image.

It will come as no surprise to you to learn that there were numerous, illegal intrusions onto the golf course during their uninvited stay. Sadly but I am afraid rather predictably, these incursions resulted (of course) in a plethora of petty thefts and incidents of mindless damage to the course as well as necessitating a "marshalling" of parts of the course.

These factors coupled with the constant verbal abuse made play almost untenable and at one point, a decision was made to close certain parts of the course until they were finally evicted.

I think it is important to stress that this is not just about my personal feelings, there are more far reaching implications. Certainly if their presence was to be made permanent, there is no way I personally would continue my membership at Shirley Park Golf Club and I can safely say a lot of the members feel the same way.

It was apparent what the inhabitants of Croydon thought when another historic business at Reeves Corner was attached not so long ago. Shirley Park Gold Club has been a values part of our community for over 100 years providing enjoyment for thousands of members, safe recreation for youngsters and of course valuable employment for many, not to mention the thousands of pounds raised to help Croydon Opportunities.

The success of the club also allowed the purchase of the land in recent history and it often surprises my guests to see this beautiful side of Croydon. Surely it is not right to jeopardise this great part of our local heritage in attempting to temporarily resolve this long running problem? Croydon is attracting huge investment and is seemingly working

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

hard to shake off its previous image -  
please do not put this progress at risk.

2879/01/009/DM43.4/C	Mr Roy Saunders			DM43.4 502	object to the development of travellers site at Coombe Farm as it is protected land as Green Belt and against government Guidance	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2882/01/002/DM43.4/O	Ms Nina Maund	Object		DM43.4 502	The use of Coombe Farm as a gypsy and traveller site is inappropriate as it is a green belt site and will change the character of the area.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2884/01/002/DM43.4/O	Mr David Brown	Object	Soundness - Justified	DM43.4 502	It is inappropriate to identify Coombe Farm off Oaks Road and Coombe Lodge Nurseries off Conduit Lane as suitable sites for gypsy/traveller pitches as they are both in Green Belt and one of them borders a Site of Nature Conservation Importance.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2885/01/002/DM43.4/O	Mrs Anita Pepper	Object		DM43.4 502	I do not want a Gypsy site on the land either.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2886/01/003/DM43.4/O	Mrs Dianne Haile	Object		DM43.4 502	I am writing to object to the use of Coombe Farm off Oaks Road, site reference 502 as gypsy and traveller site because it would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2888/01/002/DM43.4/O	Mr Phillip Moore	Object	DM43.4 502	I object to the use of the site as a gypsy and traveller site as it would constitute inappropriate developmetn in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore there is an incorrect calculation in the selection criteria for this site. If a site is Green Belt/MOL - built form then it is marked as (Amber/Orange), which means a score of "-5". A score of "+5" has been used which increases the rating by 10 points.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2889/01/003/DM43.4/O	Mr Peter Lawton	Object	DM43.4 502	I object to the use of this site for a gypsy and traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

- Detrimental to the Amenities of Adjoining Owners
- Inappropriate use of Green Belt Land. Sites that are located on the Green Belt, considered to be inappropriate development for Traveller sites (temporary or permanent) and against Government Policy (Planning policy for Traveller Sites, DCLG, August 2015)
- Lack of relevant Amenities close at hand
- Insufficient Local Infrastructure to accommodate the plans
- Selection of Proposed Sites should have a bias towards Brownfield or Industrial Land not Green Belt
- Why are the Two Sites in very close proximity to one another being proposed and also imbalance across borough with all Sites being Proposed in the South of Croydon.
- Expansion of the Existing Permanent Gypsy Site in Lathams Way off Beddington Farm Road would be better solution
- If one has to select one of the proposed sites, the Preference is for Pear Tree Farm & Pear Tree Farm Cottage, Featherbed Lane as this would have least impact of the 3 sites.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Other Sites that the Council should reconsider instead of both Coombe Lodge Nurseries and Coombe Farm are the following. Just because a number of the following Sites are GB/MOL (Green Belt / Metropolitan Open Land) this should not preclude them, as it's not impossible to have them redesignated:

- 16 - Heath Clark playing fields, Stafford Road, Waddon
- 120 - Timebridge Community Centre, Field Way, New Addington
- 518 - Land adjacent to 103 Goodenough Way, The Admirals Walk, Old Coulsdon
- 522 - Wandle Road surface car park, Wandle Road, Croydon Opportunity Area
- 536 - Land of former Croydon Airport runway, south of Imperial Way, Waddon
- 552 - Land adjacent to Ashburton playing fields at rear of 2-88 Coleridge Road, Addiscombe
- 553 - By Pavilion Playing Fields, Purley Way, Waddon
- 632 - Land south of Threehalfpenny Woods, Kent Gate Way, Bridle Way, Addington

636 - Land west of Timebridge  
Community Centre, Lodge Lane,  
Elmside, Addington  
767 - Cane Hill-south part,  
Hollymeoak Road / Portnalls Road,  
Coulson

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2903/01/001/DM43.4/O	Mr Adam Tierney	Object		DM43.4 502	As one of the caterers working at Oaks Farm the proposed location for the travellers's site will have a husge impact on Oaks Farm wedding venue and alos Tierneys Caterers. We as caterers have experienced difficulties with the travellers when we have worked at Oaks Farm when they park up illegally. Abuse, blocking access to the lane when moving their caravans as well as stolen items from the venue while we worked on site. I have seen the impact of when travellers are parked illegally at the top of Oaks Farm. They have not had one booking and it has had a dreadful effect on their future booking which has also had a knock on with Tierneys Caterers an dall the other caterers that work there.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2910/02/008/DM43.4/O	Ms Debbie Butler	Object	Soundness - Justified	DM43.4 502	I object to the use of the following locations as gypsy/traveller sites: •Coombe Far off Oaks Road reference number 502; and •Coombe Lodge Nurseries off Conduit Lane reference number 661;	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

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I am a member of Shirley Park Gold Club as well as a local resident. I am writing to register my objection to the following proposed gypsy and traveller sites:

- Coombe Farm, Oaks Road, Ref 502
- Coombe Lodge Nurseries, Conduit Lane, Ref 661

The policies laid out on the Mayor of London, policy 7.7 clearly states that the mayor's office fully supports the protection of Metropolitan Open Land , and states that the strongest protection should be given to London MOL and inappropriate development refused. The policy lays out what needs to be established to designate an area as MOL but does not make it clear how Council can de-designate an area.

I therefore object to any permanent traveller site being constructed on MOL, especially if the area is simply going to be de-designated without any consultation with local residents and businesses.

I object strongly that Croydon Council can de-designate MOL or Green Belt to suit their needs to accommodate a permanent pitch. I cannot see any justification to change the designation, and intrude into the lives of the residents of Oaks Road and surrounding area. This will massively affect the attractiveness of the area and both the emotional and financial reprehension for many lives.

Policy 7.18 relating to protection of open spaces clearly states that open spaces within London must be protected and any loss must be resisted. I cannot believe the Council would want to go against both of these policies laid down by London assembly.

The Shirley Gold Club provides sport and social activities for up to 700 members in the local vicinity, and also provides an important ecological node in the area. The proposed sites for gypsies and travelers has come as a shock to everyone in its area, as come out of the recent press coverage and attenance at the consultation meetings.

The history of unauthorised "pitches" in this area over the past four years has left a bitter resentment, especially in view of the residual mess and littering, and crime that is accompaied their trepass. This does not change when the site is official.

On each occasion that gypsies/travellers have been in the area, the residents have been affected by verbal and physcial abuse. We also have a junior section at the club and children play in the comp during holiday period, as well as weekends. They are often unaccompanied and parents need to

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

know that they are in a safe environment. The proposed sites would change that. Please consider other sites.

2913/01/001/DM43.4/O	Wendy Wilkinson	Object	DM43.4 502	I object to the use of the site for gypsy and traveller site as it would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. An incorrect calculation has been applied to the selection criteria for the site. If a site is Green Belt/MOL built form then it is marked as (Amber/Orange), which means a score of "-5". A score of +5 has been used which increases the rating by 10 points.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2914/01/003/DM43.4/C	Ms Nitin Sambre		DM43.4 502	The Travellers sites should be mixed with the existing population and there is insufficient infrastructure at this site. The loss of green space is unacceptable	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2915/01/002/DM43.4/O	Victoria McVeat Shirley Park Golf Club	Object	DM43.4 502	I am deeply concerned about the proposed site. As a ladies golf member of the golf club, I use the area by the 4th hole regularly to play and practice golf. I remember the last time when the traveller/Gypsies were in the area and the mess and debris that were constantly left behind on the Shirley Park golf course. It was extremely upsetting and worrying. There was a lot of unacceptable behaviour like verbal abuse and bikes being used on the golf course. Additionally, as a mother of two teenage boys who are very fond of this sport and play golf I felt extremely uncomfortable and unsafe for them to use that area for practice or golf play when the gypsies and travellers were in the area last time. I would certainly discourage them to use that area in the future if these plans go ahead due to possible aggressive behaviour and verbal abuse from the gypsies and travellers. I agree with the Club that Policy 7.18 relating to Protection of Open Spaces clearly states that open spaces in London must be protected and any loss resisted'. I am shocked that Croydon Council would want to go against both of these policies laid down by the London Assembly.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I write concerning Croydon Council's proposals contained in the consultation document of the Croydon Local Plan that includes the re-designation of Metropolitan Open Land in Shirley and specifically within the confines of Shirley Oaks. I consider these proposals and others listed above to be inappropriate as they would significantly change the character of the area in which I have lived all 61 years of my life and I wish to add my voice to those already expressing concerns and objections about these proposals.

I strongly object to the proposal to re-designate Metropolitan Open Land to facilitate the building of new homes on land in Shirley Oaks and the provision of temporary or permanent traveller/gypsy sites in areas that are acknowledged by the Council to be in the green belt at Coombe Farm and Coombe Lodge Nurseries in Conduit Lane.

These proposals are totally out of keeping with the character of the area which predominantly comprise owner-occupied semi and detached homes. Surely areas considered to be brownfield sites are more appropriate than the unacceptable use of Metropolitan Open Land?

The proposals affecting the area surrounding Shirley Library are also of concern as this would adversely change the character of the area and potentially result in the establishment of additional unsightly car- parking sites on the south side of Wickham Road, similar to that at the front of the Shirley Medical Centre at 370 Wickham Road.

2922/01/001/DM43.4/O	Elizabeth Wood	Object	DM43.4 502	<p>The planning authorities should protect local amenity and environment. These do the opposite and will do nothing but harm. Travellers sites in the Green Belt are inappropriate development. The scale of such sites should not dominate the nearest settled community whose interest should be respected. These sites will have a highly deleterious effect on four neighbouring businesses namely The Chateau restaurant, Coach House Café in Coombe Wood, the Premier Inn and the Oaks Farm wedding venue. The numbers being housed will be greater than the occupants already living along Oaks Road. In addition there is no nearby public transport, schooling, doctors surgery or shops. There are not even pavements on both sides of the roads involved. They will be damaging to the nearby site of Nature Conservation Interest. The Council has already spent time and money ensuring that travellers could not park in Conduit Lane. They must have had a reason for so doing. If travellers are allowed on the nursery site there is will make Coombe Wood and gardens a no go area. Why is the Council intending to destroy one of the few remaining unspoilt green spaces in the borough. There must be less sensitive sites within the Croydon boundary where the establishment of a base for the travelling and gypsy communities</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
2926/01/002/DM43.4/O	Mr Michael R Brookbank	Object	DM43.4 502	<p>The proposals are contrary to the Government's Planning Policy for Traveller Sites and are totally unsuitable for the location for large numbers of families with young children.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

2931/01/015/DM43.4/O	Mr John Newman	Object	DM43.4 502	I object to the use fo the site for a gypsy and traveller site. All three sites are in the Green Belt and one borders a site of Nature Conservation. The proposed use would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b and would not be consistent with Policy E of Planning for Traveller Sites published by the Government. If additional sites are required in the borough, it would be more appropriate to expand existing sites eg. Off the Purley Way. None of these siites have easy access to local schools, healthcare, retail and other amenities. The vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the junction is likely to create additional road hazards.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2932/01/002/DM43.4/O	Mr James Lawton	Object	DM43.4 502	I object to the use of the site as a gypsy and traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2934/01/003/DM43.4/O	J A Meyer	Object	DM43.4 502	I object to the use of the site for a gypsy and traveller site as it would constitute inappropriate development I nthe green belt and would not comply with Policy SP2.7a and SP2.7b. There are incorrect calculations in the selection criteria for the site. If a site is Geen Belt/MOL - built form then it is marked as (Amber/Orange), which means a score of -5. A score of +5 has been used which increases the rating by 10 points.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2935/01/002/DM43.4/O	Mr Ian Cameron	Object	DM43.4 502	The proposed travellers sites are not suitable and are in breach of the Government's statement that "sites are inappropriate in the Green Belt". These sites are also some distance from public services.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2936/02/002/DM43.4/O Mr John Lingwood

Object

DM43.4  
502

This would be in breach of the Government's intentions - Policy E of the Planning Policies for Traveller Sites and that travellers sites (temporary or permanent) are inappropriate development in the greenbelt. This would drain Council resources and reflect on the quality of other services that the Council is required to provide. It would result in the reduction in free and easy access that is currently enjoyed by many. The proposal would have a considerable effect on the business at Oaks Farm and the Premier Travel Inn, forcing these to close potentially. Extending the site at Purley Way should be considered.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2942/01/015/DM43.4/O Dr Anwar Ansair  
AA Homes and Housing

Object

DM43.4  
502

We note that there is a recent (2013) report 'Croydon Gypsy and Traveller Accommodation Needs Assessment 2013-Final Report November 2013' which indicates that there is extra need for gypsy and traveller sites in the period 2015-2036. Coombe Farm is not appropriate because under the criteria in paragraph 4.15 of the Strategic Policies (Partial Review), the site is not well-located or accessible to health facilities, shops or education. It is noted that these criteria have been amended from the earlier draft to omit access via public transport-the site is over 15 minutes walk from a tram or bus stop and this would also have made the site unacceptable. The site at Coombe Farm is not deliverable since it is already being developed using existing buildings being converted for housing in accordance with Development Control advice from Croydon Council planning department in 2009. The use of this site for a gypsy and traveller site would not be sustainable because of its distance from existing facilities such as health, shops and education-see why it is not appropriate. The site is in a Green Belt and use of the site for Gypsy and Traveller Accommodation contravenes the advice given in 'Planning Policy for Travellers 2014'.  
With regard to need, the Housing and Planning Bill 2015 advises that assessment for accommodation for Gypsies and Travellers would no longer be separate from assessment for other housing needs. Accessibility to public facilities is a consideration when assessing new housing locations.

The site has been identified because of an increase in the requirement for gypsy and traveller sites in the 2013 Gypsy and Traveller Accommodation Needs Assessment along with two other sites  
The site is accessible only by a narrow lane and is not suitable for long wheel-base vehicles such as are used by travellers including fairs or circuses including lorries and caravans. To introduce gypsy pitches with portable/moveable vehicles whilst retaining the main existing buildings is likely to reduce the openness of the Green Belt. Like residential uses, gypsy sites need amenity space, parking and refuse storage and this will add to the development of the site. Such development within Green Belts is opposed in 'Planning Policy for Travellers 2014'. The site was formerly used as a residential school. Some of the existing buildings are of

Coombe Farm should not be allocated as a Gypsy and Traveller site as it is not deliverable. Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

local historical interest including the Locally Listed farmhouse. This was extended in the early 20th century to create a larger residential property which takes up a significant part of the building complex. Parts of the complex of buildings on the site are in use by the landowner and parts as housing. The Plan expects that there will be no additional housing on the site. There are at present around 15 units occupied at Coombe Farm and there are also current planning applications for conversions of other buildings to housing being developed in response to planning advice from Development Control, Croydon in 2009 (pre application advice) By 2021-6 when this site is expected by the Plan to be in use as a traveller site the landowner would expect that most of the existing buildings will be converted with areas allocated around the dwellings for amenity space and parking. Planning Policy for Travellers 2014 advises that gypsy and traveller sites should not be located within the Green Belt. Just because there is at present a need for increased number of gypsy and traveller sites, there is no justification for using this site. Such allocations would no longer be appropriate at all if the Housing and Planning Bill comes into force which advises councils not to allocate separately for accommodation for gypsies and travellers. The site is not suitable for traveller vehicles because of access via narrow lanes. With regard to ruling out the alternative option for residential, the length of journey to reach facilities in central Croydon applies just as much to gypsies as other residents so should not be used to rule out other types of residents than gypsies.

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2942/01/017/DM43.4/O	Dr Anwar Ansair AA Homes and Housing	Object	DM43.4 502	<p>The LB Croydon Cabinet determined on 21.9.15 that consultation be carried out in relation to, inter alia, the prospective allocation of sites for a proposed development plan document.</p> <p>Amongst the prospective allocations is Coombe Farm, a complex of buildings with a large curtilage off Oaks Road in that part of the borough that the Council defines as Shirley. The document puts forward as the 'Proposed use' a Gypsy and Traveller site and as an 'Alternative option for site' - 'Residential development (conversion or new build)'. n.b. the objector owns 'Coombe Farm' but not the adjoining former quarry also forming part of site 502. In a letter of 10.9.15 to the owner the Council states that the 'Reasons for preferred use' are: 'Although the site is in the Green Belt, it already has built form and following an extensive sequential search for sites in the urban area, the site is proposed for a gypsy and traveller site for 15-20 pitches, including a stopping place, with its built form accommodated within the area of the original buildings.'</p> <p>The proposed use as a Gypsy and Traveller Site is objected to on policy and site specific grounds as set out below.</p> <p>The National Planning Policy Framework does not directly cover the issue. Policy is now set out in the DCLG document 'Planning policy for traveller sites' of August 2015 which planning authorities must take account of in both plan preparation and planning application decisions. The document contains all national policy pertinent to the proposed site allocation, specifically the following:</p> <p>16. Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. London-wide policy on gypsy and traveller accommodation is set out in policy 3.8 of the Mayor's adopted Housing Supplementary Planning Guidance, which is directed towards both Local Development Frameworks and planning decisions, viz.</p> <p>3.8 (i) The accommodation requirements of gypsies and travellers (including travelling showpeople) are identified and addressed in line with national policy, in coordination with neighbouring boroughs and districts as appropriate. The Croydon Local Plan (adopted 2013) sets out policy for Gypsies and Travellers in strategic policy SP2.7 which reads:</p>	The site should be allocated for residential instead of a Gypsy and Traveller site. Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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The Council will seek to deliver ten additional Gypsy and Travellers pitches in the borough by 2021 to meet the needs of Croydon's Gypsy and Traveller community. This will be achieved by allocating land for Gypsy and Traveller pitches in the Croydon Local Plan: Detailed Policies and Proposals DPD. Proposals for sites should meet the following criteria:

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

In parallel with the consultation on the 'Detailed Policies' prospective DPD LB Croydon have consulted on a partial review of strategic policies set out in the Local Plan (2013).

Policy SP2.7 is now proposed to read:

The Council will seek to deliver 39 additional Gypsy and Traveller pitches in the borough by 2036 to meet the need of Croydon's Gypsy and Traveller community. Land is allocated for Gypsy and Traveller pitches in the Croydon Local Plan: Detailed Policies and Proposals DPD .Any proposals for additional sites that are not allocated should meet the following criteria: The criteria are as per those in the existing Local Plan except that c. now reads:

- c. Have good means of access from roads.

i.e. reference to public transport is deleted.

The site is a large complex of buildings with a mainly soft surfaced curtilage. Any site would need to be to the rear of the complex in terms of space. The complex has a number of planning permissions for the use of constituent parts as dwelling units (Class C3). All the site falls within the Metropolitan Green Belt. 1.The site allocation is contrary to national policy as set out in the government's 'Planning policy for traveller sites' (August 2015) and the requirement of the London Housing Supplementary Planning Guidance that gypsy and traveller accommodation requirements be addressed in line with national policy in proposing the use of a site within the Metropolitan Green Belt. 2.Coombe Farm does not meet the locational criteria set out in Croydon Local Plan policy SP2.7 as existing and as proposed to be amended in that:

(a)The owner does not wish to make

the premises available for this purpose.  
 (b)For a London location it is remote from essential services with the nearest retail premises, GP surgery and state primary school all being nearly 2 km distant.  
 (c)With regard to public transport accessibility the score for Coombe Farm on Transport for London's 'PTAL' assessment is 0. This is the worst possible accessibility rating. It is noted that the supporting text for policy SP2.7 as proposed to be altered reads:  
 'In addition Gypsy and Traveller sites need good access to the road network as they often need to move larger vehicles as part of their livelihood and way of life. It is submitted that the single lane approach road to Coombe Farm with blind corners and no footpath would be both unsuitable and unsafe for such larger vehicles.  
 (d)& (e) Whilst the site is not in a high flood risk zone the former quarry which is included as part of site 502 is a Site of Nature Conservation Importance as defined by the Council in its proposals map.

In its letter of 10.9.15 the Council include as 'Reasons for Preferred Use' that '..it already has built form..' . It is not considered that this should be seen as an advantage for a use that primarily requires an open site. In view of the policy and site specific issue set out above the Council is requested to delete 'Gypsy and Traveller site' as the Proposed Use for site 502 and instate 'Residential (conversion or new build) , as per the 'Alternative option for the site' as the Proposed Use.

2950/01/003/DM43.4/O	A Lemell	Object		DM43.4 502	I object to the proposed gypsy and traveller site at Coombe Farm, Oaks Road.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2953/01/002/DM43.4/O	K Brown	Object	Soundness - Justified	DM43.4 502	Objection to Gypsy and Traveller site at Coombe Farm based on past experiences of unauthorised encampments.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

The proposal to develop Coombe Farm, Oak Road as a residential development for a Gypsy and travelers site does not fall within the Strategic Objectives because:-  
Objective 2: This development will not Foster an environment where existing enterprise can prosper, but will reduce enterprise  
Objective 4: This development will not reduce social, economic and environmental deprivation. It will not reduce unemployment, improve skills and education and improve environmental conditions, the development is not in keeping with the surrounding area.  
Objective 5: This development is not high quality and will not enhance the borough's natural environment but will reduce the natural environment by turning a farm into a travelers housing site  
Objective 7: This development will reduce the area as a safe, healthy and cohesive community.  
Objective 10: This development will reduce the quality and accessibility of green space and nature.

This proposed development of a travelers site within the Shirley area is not within keeping of the current development within this area. Shirley comprises of large semi and detached houses with large green areas. This development is in no way in keeping with out housing in the area.  
Changing a green area to an area of residential housing will cause harm and reduce the outlook of the area. Building a travelers site will increase noise levels, and ruin the character of the area and this development would overwhelm this green area.  
Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.  
This development would diminish the striking view of the area of Addington Hills and Coombe Farm area.

this development will compromise the ability of future generations to meet their own needs. The development will change the outlook and community within the Shirley area and future generation swill suffer because of this.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2965/01/003/DM43.4/O	Janet Nightingale	Object		DM43.4 502	Recently I have heard of Croydon Council's plans for the borough over the next 20 years. I object strongly to the plans for permanent sites for travellers using green belt land. My experience of travellers is not a happy one. In my opinion they are inclined to make a dreadful mess of any area they occupy. They then move on leaving the Council to clear up after them. If they have to be provided with another permanent site please choose somewhere which is not green belt.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2971/01/001/DM43.4/O	Janet Borawiak	Object	Soundness - Justified	DM43.4 502	Having learnt from reading frightening stories regarding the above, I now understand they are true. I hope you are going to listen to the people of Croydon in that this is not what we want	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2974/01/009/DM43.4/O	Jane Bowden	Object	Soundness - Justified	DM43.4 502	4) I understand that the Council has identified two sites in Shirley for gypsy/traveller sites, Coombe Farm off Oaks Road and Coombe Lodge Nurseries off Conduit Lane. (Reference numbers 502 & 661). Both of these are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Both Coombe Farm and Coombe Lodge Nurseries are some distance from public services and traveller sites here risk damaging some of the Borough's precious green spaces. Extending sites in areas such as the one at Purley Way would be more suitable.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
2980/01/001/DM43.4/O	Jean Ure	Object		DM43.4 502	I am writing to register the strongest protest possible to any plans for allowing a traveller site at Coombe Farm. If there is a need for more traveller sites in the borough then please do let them be located in brownfield rather than greenfield sites. The latter are so very precious to the people of Croydon and it would be utterly shameful were parts of them to be eroded.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

2999/01/003/DM43.4/O	Mr John Harris	Object	DM43.4 502	<p>I am writing to object to:</p> <p>1.The use of the following locations as gypsy and traveller sites:</p> <p>Coombe Lodge Nurseries off Conduit Lane, site reference 661;</p> <p>Coombe Farm off Oaks Road, site reference 502;</p> <p>Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
3001/01/004/DM43.4/O	Mr John Helen	Object	DM43.4 502	<p>I will be objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>"Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

3008/01/002/DM43.4/O	Mr Jonathan Bone	Object	Soundness - Justified	DM43.4 502	<p>I am writing to you to express my objection to potential travellers sites in two locations and to detail the reasons why.</p> <p>Coombe Farm (ref no 502)</p> <ol style="list-style-type: none"> <li>1. The land is green belt land and therefore deemed inappropriate by national guidelines.</li> <li>2. The site has no existing structures so will adversely impact the natural environment which is green belt protected.</li> <li>3. The site is borders Lloyd Park nature reserve. Any overspill and increase in residents will have an adverse effect on the reserve.</li> <li>4. There is no safe walking route to local amenities. Oaks lane has no pavement and the site is accessed via a busy single track lane (used by the sports ground and aggregate lorries)</li> <li>5. The site will totally overwhelm near by residents on Coombe Lane and Oaks Road.</li> <li>6. The site has no amenities near by - shops, post offices etc and none within walking distance which means a massive increase in traffic to the local area.</li> </ol> <p>Both locations would massively change the local characteristics of an area of Croydon which is largely unspoilt by development in an area with very few local amenities. Schooling is already an issue in this area. In my view Green Belt land is specifically created to prevent urbanisation of green spaces which this proposal amounts to.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
3009/01/002/DM43.4/O	Mr Jonathan Butcher	Object	Soundness - Justified	DM43.4 502	<p>I object in the strongest possible terms to the Council's proposal to build gypsy/traveller sites in Croydon!!!</p> <p>We absolutely mustn't lose our green open spaces. We have too few of them as it is.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

Object Soundness - DM43.4  
Justified 502

GYPSY/TRAVELLER SITES.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

The Council has identified three location within 3 miles of our home for gypsy/traveller sites:

1. Coombe Farm off Oaks Road, which is proposed as a site for 15-20 pitches (pages 449-450, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 502).

I object to this proposal on the following grounds:

1.1 Coombe Farm is Green Belt Land. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly that "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Previous use does not mitigate against this policy.

1.2 The proximity of this site to the Coombe Lodge Nurseries site, also proposed, would mean a total of up to 45 pitches on 2 sites within a very small area of the Borough.

1.3 The Croydon Local Plan paragraph 4.19 refers to the need for good access to roads, stating that Gypsies and Travellers "often need to move larger vehicles as part of their livelihood and way of life". Coombe Road junctions with Oaks Road and Conduit Lane are busy and potentially hazardous intersections and are unsuitable for increased, safe movement and manoeuvring of larger vehicles, especially entering and exiting these sites.

Oaks Road itself is a narrow rural road with a number of blind bends and an adjacent bridal way, making it unsuitable for large vehicles. The Local Plan has not taken sufficient account of the potential increased danger for motorists and pedestrians, horses and riders.

All of the three preferred sites are on Green Belt Land, contrary to Government Policy.

The close proximity of the proposed sites to one another has not been taken into account. All three sites are proposed for a small area in the South of the Borough when there seems to be a successful site in Purley Way which could be expanded.

None of the three sites proposed has

good access to schools, shops and other services. The consequent need for private transport goes against environment and climate initiatives. Government Guidelines ask that local planning authorities policies ensure that children can attend school on a regular basis. These three sites are well away from schools, particularly primary schools, and clearly do not reflect the aims of the Guidelines or facilitate regular school attendance

The proposed plan does not take into account the need for good access to roads. The Croydon Local Plan paragraph 4.19 refers to the need for good access to roads." Oaks Road, Coombe Road, Conduit Lane and Featherbed Lane are unsuitable for safe increased movement and manoeuvring of larger vehicles, especially entering and exiting these sites.□

□  
The number of Gypsy/Traveller sites in Croydon is to increase from 1 to 4, when our recent experience locally is of travellers responsible for damage, parking illegally, leaving piles of rubbish behind when they are moved on and even engaged in firearms confrontation with the police.

3014/01/002/DM43.4/O	Julie Lowe	Object	DM43.4 502	I am writing to object to the use of the following locations as gypsy/traveller sites -coombe farm off oaks R's ref 502 -coombe lodge nurseries off conduit lane ref 661	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3015/01/001/DM43.4/O	Julie Valentine	Object	DM43.4 502	I am writing to object to the travellers permanent site in Shirley.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I am emailing to object to the proposed travellers sites to be built in the shirley/croydon/south croydon areas.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

There are numerous reasons for my objections.

1. This is green belt land and should remain as such. We are lucky to have local green areas that I have enjoyed since my childhood and that my own family benefit from now. Green belt land is not appropriate for any form of dwelling. We need to preserve what we have in the area. Travellers are known to leave their mess around them, this is not what we want on our green belt land
2. There are insufficient local school places as it is. The children (including my own) in the area will be adversely affected by the influx of travellers who normally have large extended families
3. Travellers cause trouble, my son was set upon by a group of travellers in Lloyds park recently and we now avoid this area when the travellers are illegally staying there. I would like my children to be able to use the local parks and amenities without worrying about people who regularly do not abide by the law of the land.
4. My elderly parents who live in the Shirley hills area are vulnerable victims of crime as it is. Do we really need to add to their fears by making the area less safe with a group of people who generally have no regard for the law
5. Crime rates in Croydon are up as it is. Do we really need more residents for our already overstretched police force to watch over
6. And finally, the clue is in the name. These people are travellers and therefore travel, meaning there is no need for a permanent dwelling for them

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3017/01/009/DM43.4/O	Mr Chris Connor	Object	DM43.4 502	<p>4. REF 502, REF 661 (Gypsy/traveller sites)  The Council are proposing in total 45 permanent pitches. Both sites are some distance from public services. They should consider instead the expanding the existing site off the Purley Way.  More importantly the Council are in breach of policy E Planning Policy for Traveller Sites published by the Government in August which clearly states:  "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".  The Council have acknowledged both sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest.</p> <p>The access to both Coombe Farm and Coombe Lodge is totally inadequate and the additional traffic would be dangerous.  The Council should be promoting the interests of the people of Croydon who they are supposed to represent.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
3018/01/009/DM43.4/O	Chris Lynam	Object	DM43.4 502	<p>Policy DM43, reference Site 502 Coombe Farm reference Site 661 Coombe Lodge Nurseries and reference Site 755 Pear Tree Farm and Pear Tree Cottage. I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and Coombe Farm is on a site of an Archaeological Priority Zone and contains an area of Nature Conservation Importance. Such development is in breach of Policy E of Planning Policy for Traveller Sites, which says that "Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development". All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites by 2017 and 39 by 2036 is excessive and will have an adverse effect on the borough.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

I am writing to object to the use of the following locations as gypsy/traveller sites:-

- Coombe Farm off Oaks Road Reference Number 502
- Coombe Lodge Nurseries off Conduit Lane Reference Number 661

1. What is the Council's rationale for proposing Traveller Sites on the very land previous illegal incursions, fly tipping and theft have occurred?  
 2. On what basis has Croydon's Labour Council rejected the prior Conservative Councils proposal for a second Traveller site located on the Purley Way, Roundshaw Open Space?  
 3. Under the Freedom of Information Act, what is the total tax payer investment, Croydon Council has made over the last 5 years securing land, preventing and obstructing illegal incursions?  
 4. Council representatives are referring to Travellers (universally) as "homeless Croydon residents", yet they are of 'no fixed abode', not registered (with the Council) as homeless, not on the electoral role - let alone contributing to the use of/impact upon local amenities. Please clarify the difference between a 'resident' and a 'visitor'.  
 5. Council representatives advise 'It is the right of a Traveller to live in a caravan and is part of their ethnic rights'. Has an Equality Impact Assessment (Government Planning Document) been conducted to ensure the rights of the settled community are not being infringed? (It is understood this is a requirement where there has been significant local opposition as in the case of Croydon).  
 6. Please confirm a) whether a traveller must reside within a given schools catchment area to attend and b) whether the proposed sites were selected with this in mind?  
 7. Actual number of fixed plots revealed during (verbal) consultation was 49, not 39 as documented, indicating likely expansion of a site(s) at later date. (See Dale Farm, Essex for unauthorised 'sprawl' beyond designated site) [https://en.m.wikipedia.org/wiki/Dale\\_Farm](https://en.m.wikipedia.org/wiki/Dale_Farm)  
 8. What consideration has the Council given to the societal impact of introducing both Romany Gypsy & Irish Travellers (known to feud) into two locations just 500m apart on local community?  
 9. Government planning for Gypsies & Travellers determined Green Belt Development as 'inappropriate'. (See Dale Farm, Essex eviction from Green Belt land). What is the rationale for Croydon looking at

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Green Belt vs. Brown Field?

9a) Under the Freedom of Information Act, how many Brown Field Development sites have Croydon Council Overlooked before selecting Green Belt?

([http://www.gypsy-traveller.org/wp-content/uploads/2015/10/Changes-to-planning-for-Gypsies-and-Travellers-leaflet\\_v6.pdf](http://www.gypsy-traveller.org/wp-content/uploads/2015/10/Changes-to-planning-for-Gypsies-and-Travellers-leaflet_v6.pdf))

9. Two of proposed sites in same Ward and the third in adjoining area, all held as Conservative seats with 2 locations less than 500m apart. Why are there no suitable locations in Labour held seats?

10. Croydon Council acknowledge these proposals will not prevent further illegal incursions, fly tipping, damage and theft at the residents/tax payer's expense, suggesting more fixed sites are not the solution. The current investments in the prevention of illegal incursions are working to protect the settled community.

11. Coombe Farm itself is a listed building, yet at least one other site was dropped from the shortlist for this very reason. Why has the evaluation criteria for site selection not been applied in an unbiased, uniform manner?

12. Note Basildon Council ended up \*leasing\* land they did not already own to accommodate travellers. If Croydon Council is blocked from using its own land for the purpose of a Traveller Site, can it be confirmed that the Council will uphold Green Belt planning restrictions and decline private planning applications for the same? (Ref: Dr A Ansari).

[https://en.m.wikipedia.org/wiki/Dale\\_Farm](https://en.m.wikipedia.org/wiki/Dale_Farm)

13. 'Homeless' travellers evicted from Dale Farm returned to their \*homes\* in Ireland.

(4:08 onwards.

<http://youtu.be/T253zUOfXe0>). What is Croydon Council's position where a "homeless Traveller" owns property? What investigation is carried out into the legitimacy of their homeless claim?

14. Taxpayers in Essex ended up funding Traveller-only amenities such as a community hall. What societal integration studies have been completed for homes, schools & businesses adjoining Coombe Farm and Coombe Lodge Nurseries? Precedent suggests their needs are greater than just plots.

15. Why was Coombe Farm initially considered for both Residential and Traveller site prior to Consultation only to be changed to Traveller-only during Consultation?

16. The proposed Coombe Farm Traveller site is:-

- a) Green Belt
- b) A listed Historic Property

c) Is within 'panoramic view' of Addington Hills

d) Has a number of covenants on its usage dating back to the 1950's set by the Garwood Family.

17. On what basis has Croydon Council classified these Travellers as homeless? They have the means to purchase their own vehicles, mobile accommodation and plant machinery. Why wouldn't they register with Croydon Council as homeless (if that is indeed their claim) and be 'Means Tested'?

17 a) Council representatives (at the recent Consultation) deemed adding Travellers to the homeless register as 'unworkable' as the housing waiting list was too long. Does this mean Travellers are being given PRIORITY over legitimate refugees and asylum seekers who are already on the housing register?

18. The introduction of a single traveller site (let alone two) in the Green Belt Heathfield Ward will increase localised fly tipping (please see area immediately surrounding the existing fixed site. Latham's Way, CROYDON) and will therefore be in direct contravention to the NATURE CONSERVATION STRATEGY, Supplementary Planning Guidance No.5 for Croydon on the following grounds;

4.41 "Five of the 8 Golf Courses in Croydon (note; Shirley Park adjoins Oaks Farm) contain all or parts of Metropolitan Nature Conservation Importance in Croydon."

4.63 Problems -cites 'pollution' as one of 7 key problems identified which particularly apply to Croydon".

5.5 "96 sites in Croydon are outlined in the Ecology Handbook 32 'Nature Conservation Guidelines for London' (updated in 1994). The criteria have been used by the Council to protect sites from harmful development through the operation of its own town planning powers".

6.9 Have the "Wardens for the green belt" (a role within the Council) a) been appointed in line with this policy and b) been consulted on the potential impact?

6.6 - Access [to the countryside] for All; "There are physiological & physical barriers [...] putting the countryside beyond the reach of some residents [...]. They may be restricted by [list of reasons] or of not feeling safe in the countryside." The presence of at least one Traveller Site will be viewed as a deterrent with valid concerns for the personal safety of local residents and visitors alike.

- What consideration has been given to existing Tree Preservation Orders, Ancient Woodland (Oaks) & Hedgerows both on the Coombe Farm site as well as the shared

access? Development of the access road would lead inevitably to the loss of further wildlife habitat.

- protected species in the area include deer, badgers (sets in and around Coombe Farm) and bats in the listed building & outbuildings. (4.13, 4.15 & 4.16) "Heathland is one of the rarest habitat types in London. The remnants of 'Heather' heathland found on Croham Hurst & Addington Hills [...] are the most significant in London. Heathland is also increasingly rare on a national basis with much of its characteristic wildlife endangered".

Full Document can be found - <https://www.croydon.gov.uk/sites/default/files/articles/downloads/spg5.pdf>

19. Excerpt from the Aug 2015 'Planning and Travellers: proposed changes to planning policy and guidance' - Consultation response document

Specifically; "re: sites on land designated as Green Belt; sites protected under the Birds and Habitats Directive and / or sites designated as Sites of Special Scientific Interest; Local Green Space; an Area of Outstanding Natural Beauty, or within a National Park (or the Broads)."

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/458230/Final\\_planning\\_and\\_travellers\\_govt\\_response.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/458230/Final_planning_and_travellers_govt_response.pdf)

19a. How will the provision of a fixed site prevent the issue of illegal incursion, raised in the above consultation document, specifically Question 10, harm caused by intentional unauthorised occupation? Croydon Council representatives concede it will not, therefore please explain what positive outcome this proposal hopes to produce.

20. Excerpt - Planning policy for Traveller Sites;

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/11422/2116900.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/11422/2116900.pdf)

"The new policy will help ensure that traveller sites are developed in appropriate places and not on Green Belt land, ensure planning policy is clear and consistent and thus can operate most effectively in a new localist planning system, and reduce community tensions that can arise over perceptions that planning policy for traveller sites is more lenient than planning policy for housing for settled communities." Perception upheld.

20a. During local Consultation, Counsellors advised repeatedly of a Central Government target being applied to Croydon for Traveller Sites. Excerpt from the 'Planning policyholders traveller's sites -

Equality Impact Assessment' suggests otherwise;  
"Now the Localism Act is in place, the current policy points to a process that no longer exists for setting future traveller site targets because the Act removed the framework for regional strategies meaning that no further regional strategies can be created. The Government will expect local authorities to plan for strategic matters, including accommodation for Gypsies and Travellers, in their Local Plans. Through this process, local authorities will have to justify their policies for traveller site provision using robust evidence that will be tested at the Local Plan examination. However, it will not be clear if the circulars were left in place that local authorities should set targets as part of their decisions on the right level of provision in their areas. The new policy, therefore, asks local authorities to set targets based on their evidence of need and to bring forward land in their plans to meet these."

21. Under the Freedom of Information Act, please supply burglary, assault, theft, disturbance, illegal incursion, damage and arrest data relating specifically to Travellers of 'No Fixed' address immediately following their arrival up to and including their eviction.

22. Under the Freedom of Information Act, please provide all Environmental Agency data relating to the treatment of Travellers waste during and after their occupation and specifically how a fixed site (providing basic sanitation & waste collection) will prevent illegally fly tipped builders waste all over the surrounding area. (See reports for all prior illegal incursions).

23. How has the London Borough of Croydon involved its Community in the planning of the Coombe Farm and Coombe Gardens Traveller Sites? What opportunity was given by Croydon Council for the local residents to put forward their own ideas and participate in the development of the Sites? See - London Borough of Croydon's "Statement of Community Involvement - October 2012" (<https://www.croydon.gov.uk/sites/default/files/articles/downloads/involvement-oct12.pdf>) Reference 2.11 & 2.12 - these Guidance Rules have been ignored

24. In the restrictive Covenants for Coombe Farm, (defined as 80 Oaks Road) which are for "the Settlers and their successors in title" states "No part of the Property shall be used for any offensive noisy, dangerous pursuit or occupation or for any purpose which shall or may be grow

to be in any way a nuisance damage grievance or annoyance to neighbouring properties or the neighbourhood."  
 25. There is no pavement access to either of the proposed sites therefore most travel to and from these sites to local amenities, (shops/schools) would be by vehicle – causing even greater traffic problems to the Coombe and Oaks Road junction.  
 26. If these proposals go ahead will the council be offering 'blight' compensation to all of the affected local residents and businesses?  
 27. Will the travellers be required to pay council tax, rent, gas, electricity, and all other charges?  
 I look forward to your response to the above questions/concerns.

3028/01/004/DM43.4/O	Mr Nick Barnes	Object	Soundness - Justified	DM43.4 502	<p>Having read both local plans for the Shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.</p> <p>None of these plans will benefit Shirley and I object to them all.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
3029/01/007/DM43.4/O	Mr Paul Newton <i>Addington Village Residents Assoc</i>	Object	Soundness - Justified	DM43.4 502	<p>Happy for the Council to replace under-used garages with much-needed homes, but will be objecting to building on precious open space.</p> <p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

3040/01/001/DM43.4/O	Sandra Baker	Object		DM43.4 502	<p>As a resident whose property borders Addington Hills, I am extremely concerned regarding the resulting detrimental effect of Travellers' sites in the area. There have been numerous illegal instances of Travellers siting themselves in the car park adjacent to the restaurant in Addington Hills and also in the Sunken road making access to the tram stop impossible by vehicle as the entire road was filled with broken glass and metal and concrete. Building rubbish, human detritus, and many hazardous waste materials have been dumped in and around the Hills. If permanent legal sites are provided as proposed, the surrounding areas will be the perfect place for limitless dumping, it will in fact be their idea of utopia. I strongly object to this proposal and the inappropriate use of the Green Belt. This beautiful area of Croydon will be seriously changed for the worse for the many people who enjoy its unusual, unspoilt beauty.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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3042/01/001/DM43.4/O	Sarah Stone	Object	Soundness - Justified	DM43.4 502	<p>I am writing to protest in the strongest possible terms to the council's proposals to create traveller sites at Coombe Lodge Nurseries and Coombe Farm.</p> <p>As you know, both of these sites are in the green belt, with one of them bordering a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, states: "Traveller sites (temporary or permanent) in the green belt are inappropriate development."</p> <p>The areas of Coombe Lodge Nurseries and Coombe Farm are not wasteland nor are they brownfield sites (as the current travellers' encampment in Croydon is). Instead, they are precious stretches of green land well loved and well used by Croydon residents for sports and leisure activities. They also provide an invaluable habitat for wildlife, including deer.</p> <p>I urge you to reconsider and will be continuing to campaign against this entirely inappropriate plan which will result in the desecration of two of Croydon's valuable green spaces.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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3043/01/006/DM43.4/O	Sarah Stenning	Object		DM43.4 502	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a Gypsy/traveller site. (reference number 755) You know that this is Greenbelt Land. It is not appropriate for a site to be placed there particularly as you are planning to make it larger in the future and it has no local amenities close by; No transport links and already there is a vast amount of fly tipping in that area, which is a site of natural beauty with a scout camp nearby. Look at Policy E of planning policy for traveller sites published by the government which states that it is inappropriate development whether temporary or permanent. In all these areas I believe you should be looking at brownfield sites and not greenbelt, let us protect the little greenbelt we have left.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3045/01/008/DM43.4/O	Mr Stuart Marsh	Object		DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3070/01/004/DM43.4/O	Christine Denney	Object	Soundness - Consistent with National	DM43.4 502	I should like to protest against the site chosen for gypsy camps and a new secondary school being built on green belt. There must be better sites for them as we must protect our green belt sites.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3072/01/004/DM43.4/O	Christine McCarthy	Object		DM43.4 502	I object to all the proposals set out for new housing and travellers sites in Shirley. I feel it will ruin the area by taking up all the open spaces.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3074/01/002/DM43.4/O	Christine Younger	Object		DM43.4 502	I strongly object to this council building or using Green Belt sites for this and any other purpose. Also high rise flats will upset the balance of the areas. I do accept that we need more housing but these should be build on existing empty or land filled sites.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3077/01/002/DM43.4/O	Mrs Clare Gardner	Object	Soundness - Consistent with National	DM43.4 502	<p>I am writing to object to:</p> <p>1.The use of the following locations as gypsy and traveller sites:</p> <ul style="list-style-type: none"> <li>•Coombe Lodge Nurseries off Conduit Lane, site reference 661;</li> <li>•Coombe Farm off Oaks Road, site reference 502;</li> <li>•Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference 755</li> </ul> <p>as all these sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.</p> <p>(If the Council really needs to quadruple the number of gypsy/traveller sites in the borough they should look elsewhere, e.g., off the Purley Way where the existing site is).</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3080/01/008/DM43.4/O	Mr John Mills	Object		DM43.4 502	I object to the use of the site for a gypsy and traveller site. As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3083/01/002/DM43.4/O	Mr Edward Hart	Object	DM43.4 502	I wish to comment on the proposals for the following sites: Coombe Farm, Oaks Road (site 502) The proposal to use these sites as gypsy and traveller sites does not comply with Policy SP2.7a and SP2.7b. Both sites are clearly isolated in respect of local services. Site 661 would be unsuitable for school use as it lacks access to nearby public transport. Both sites would be acceptable for residential development and at least would not be worse served than some other housing in the area.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3084/01/002/DM43.4/O	Mrs Elaine Grant	Object	DM43.4 502	•Site reference 661 – Coombe Lodge Nurseries off Conduit Lane and site reference 502 Coombe Farm off Oaks Road – both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b The proposals conflict with policy. The proposed options does not achieve sustainable development as it will compromise the ability of future generations to sustain Green Belt and SSSI as well as Nature Conservation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Third, the Council has identified two locations on the edge of Shirley for gypsy/traveller sites:• Coombe Farm off Oaks Road and Coombe Lodge Nurseries off Conduit Lane. I am objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in Green Belt areas and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".

The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs to quadruple the number of gypsy/traveller sites in Croydon why don't you develop the existing site at Purley Way? It is an outrage that our diminishing open spaces will be turned into Gypsy sites. Coombe Road is so busy. It is the link between Shirley, Addington, Forestdale, Warlingham, Selsdon etc to central Croydon. It does not need more traffic nor traveller sites on it. We should be trying to diminish traveller sites, not expanding them or using valuable land to allow for more. I currently work for the Department of Work and Pensions and we have a joint operation with the local Police and other local service providers in our area to reduce fraud, rubbish, fly tipping etc. and we have been very successful in concentrating our efforts on gypsy areas. I do not want that for Croydon, especially near to where I live and where my children will grow up. My husband has his own house removals business and the amount of families he is moving from Croydon to other areas in England is astonishing. These families are not just moving down the road to the next borough to get away from Croydon, they are moving to Sussex, Devon and Scotland etc. I

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object Soundness - DM43.4  
Justified 502

Coombe Farm is on the Green Belt.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Summary:

Not in line with Government planning policy on the Green Belt

Detail:

- Government planning policy with regards to traveller sites wants to ensure that plan-making and decision-taking should protect Green Belt from inappropriate development.

- The proposal to create a permanent traveller site on land designated as Green Belt land is contrary to Policy E of the Planning Policy: "Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances.". There are no very special circumstances in this case.

- The National Planning Policy Framework makes it clear that unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within the Green Belt.

- The local character description is clearly at odds with the proposal.

- The justification acknowledges the Green Belt issue, though insufficiently, but relies on the fact that there are existing structures. These are not in fact substantial – being glasshouses – and could be said to be at least environmentally consistent with the Green Belt. But there is no very special circumstance justification proposed as required by Planning Policies.

- Approving the proposal would set a precedent and open the surrounding areas to be subject to similar development. It is not in the community's interests to allow the erosion of the green spaces surrounding the community and we object to the impact this site could have on the environment and wildlife.

In the light of these issues, it is not appropriate simply to weight Green Belt as one of many factors to be considered, but rather it presents an overarching policy objection that cannot be over-ridden in the way proposed.

The decision making process is contrary to Government guidance.

NO - To be considered deliverable, sites should be available now, offer a suitable location for development

now and we do not believe that The Assessment and selection of sites for Gypsy and Travellers undertaken was credible.

Plan makers have not considered the time it will take to commence development on site:

- Need for infrastructure improvements (roads), need for local amenities improvement (primary school, doctor)
- Plan makers have not considered the time and necessity to show due diligence in assessing the sites:
  - need for an Environmental Impact Assessment (this would be a schedule 2 development having significant effects on the environment and needing an EIA)
  - need for a Local Biodiversity Action plan to determine the sensitivity of the location
- Plan makers have not ensured that the process has credibility and acceptance: the bases for site criteria weightings are unclear.
- Plan makers will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out.
- Plan makers have not taken the cost and time needed to mitigate the impact of the development on the sites: Croydon Council has already recognised in its Development Management Policies document that the Site of Nature Conservation Interest (SNCI) which borders the Coombe Lodge Nurseries Site, Coombe Wood (List of Historical Park and Gardens 2008) would be negatively impacted by the proposed development.

Sustainable development is development that meets the needs of the present, without compromising the ability of future generations to meet their own needs.

The proposed development does not meet the needs of the present (see further info in section 3):

Gypsies and Travellers needs are not addressed: not enough local amenities, sites are too big, unfit local roads.

The proposed development does compromise the future of the local area.

•Government planning policy is to ensure local planning authorities have due regard to the protection of local amenities and the local environment.

•It is likely the proposals will have an adverse effect on local businesses

•Coombe Wood is a Site of Nature Conservation Interest (SNCI) (List of

Historical Park and Gardens 2008) and would be negatively impacted by the plans. Croydon Council has already recognised this in its Development Management Policies document.

- The Borough Character Appraisal of 2015, the local area is listed as having special character. The proposed development is not sensitive to, and does not respect, this.

- From the Croydon Gypsy and Traveller Accommodation Needs Assessment 2013, Gypsies and Travellers living in the Croydon area prefer small family sized sites, with smaller sized sites having fewer inter-family tensions. The plans clearly go against this.

- The proposed plan does not take into account the need for good access to roads. The Croydon Local Plan paragraph 4.19 refers to the need for good access to roads, stating that Gypsies and Travellers "often need to move larger vehicles as part of their livelihood and way of life". – this may be an assertion relevant to the assessment of sites and the narrowness of Coombe Lane. The proposed sites are not suitable for traveller vehicles.

- It is very important that the site has a safe entrance and exit. There are very strict Highway regulations about visibility at the entrance/exit to sites to ensure there is no danger of accidents. This links into the insufficient local infrastructure and we know how dangerous the junctions Coombe Road/ Oaks Road/ Conduit Lane can be. Both sites are accessed by single lane roads and the proposed plans do not take into consideration the potential extensive alterations needed to the local road network.

- It is Government policy / guideline to have new sites near existing development. The proposed plan does not take this into consideration. Is there not scope for extending existing sites in the Borough to meet some of the need. It is not clear how much consideration has been given to this.

- The proposed plan highlights the benefit of close public transport to the sites but use of public transport amongst Gypsies and Travellers has been noted to be low.

- Gypsies and Travellers often need mixed-use employment sites (as they often run a business from the place where they live). The proposed plan does not address this in a Green Belt

location where commercial activities on site could lead to substantial hazardous contaminants and waste materials escaping from the site.

- Gypsies and Travellers often express their preference to be within walking distance of shops/ health centres/ schools/ local amenities. The proposed sites are not close to any of these. The proposed sites go against Gypsies and Travellers preferences and against environment and climate initiatives by promoting the use of their own vehicles for daily life.

- From Government Guidelines, Local planning authorities should ensure that their policies ensure that children can attend school on a regular basis. The site is well away from schools (particularly primary school provision) and clearly does not reflect the above aim, or facilitate regular school attendance. Widely recognised by Government source that literacy can be an issue within the Travelling community, this would place even more pressure on local schools to provide for support of their needs. Recent studies suggest a greater proportion of ill-health amongst the travelling community, adding more pressure to local health centres. In addition to going against Government Planning Policy for traveller sites, the closest services will therefore have further demands placed on them.

- There is evidence of periodic overcrowding on traveller sites, throughout the year and at a peak during winter months. This would yet further increase demand on local services. The plan makers have made no indication that they would take this into consideration or look to limit overcrowding.

The prime objection can thus be summarised as being an inappropriate use of Green Belt Land, together with the lack of relevant amenities to hand.

3089/01/002/DM43.4/O Mr Paul Grant

Object

DM43.4  
502

- Site reference 661 – Coombe Lodge Nurseries off Conduit Lane and site reference 502 Coombe Farm off Oaks Road – both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3092/01/001/DM43.4/O	Mr Paul Simner	Object	DM43.4 502	Travellers Site Coombe Farm , Oaks Road, Ref 502 Some years ago we had unwanted visitors camp on a plot of land in Oaks road adjacent to Shirley Park Golf club. At the time I was the junior organiser for the club and we had untold problems with these people, invading the course, stealing golf balls and trying to steal unattended golf clubs. There was constant abuse given to members who dared to stand up to these people and it came to the point that when they were camped in order to make sure the kids were not harmed or have their equipment stolen. Whilst I understand their need for permanent site I do think that this location could cause many problems to our membership and especially for the juniors who regularly play there. A golf course it a place for kids to enjoy themselves and a place their parents should feel confident they are in a safe environment. I would like to point out this is not in any way an attempt to discriminate against anyone but just my concerns, after first hand experience, the problems this could cause and mainly fo the safety of our junior members.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3097/01/009/DM43.4/O	Mr Ben Lynam	Object	DM43.4 502	Policy DM43, reference Site 502 Coombe Farm reference Site 661 Coombe Lodge Nurseries and reference Site 755 Pear Tree Farm and Pear Tree Cottage. I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and Coombe Farm is on a site of an Archaeological Priority Zone and contains an area of Nature Conservation Importance. Such development is in breach of Policy E of Planning Policy for Traveller Sites, which says that "Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development". All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites by 2017 and 39 by 2036 is excessive and will have an adverse effect on the borough.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3098/01/008/DM43.4/O	Mr Derrick Thurley	Object	DM43.4 502	Locations for 15 to 20 gypsy/traveller sites at Coombe Farm off Oaks Road These are both on Green Belt land which is in breach of Government policy which states as being inappropriate development. Existing site at Purley Way should be expanded	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3103/02/007/DM43.4/O	Mr Varsha Patel	Object	DM43.4 502	Incorrect calculation in the selection criteria for 502 (Coombe Farm)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3103/02/002/DM43.4/O	Mr Varsha Patel	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3103/01/002/DM43.4/O	Mr Varsha Patel	Object	DM43.4 502	<p>Build a school please? School is a viable option as there are no schools in our area. The Plan makers have missed a big point that existing infrastructure cannot cope with the influx of additional population at such a fast pace. Also, it has to be planned over a few years. It should never be on a green belt/attached to a green belt sites as it is disastrous for the environment There are quite a few brownfield sites in Croydon. Those should be explored. What are the criteria behind selecting two sites within 1 mile of each other? The plan makers do not know the grass root situation. They have just assumed things without knowing the facts. This is a grave situation. There are quite a few public and independent schools in the nearby area. Building a new school will support the selsdon and nearby citizens. Besides we do not have a grammar school in Croydon. So it would be ideal if we build a grammar school in Croydon on one of the proposed sites. Existing infrastructure just cannot cope with additional population in Croydon:</p> <ol style="list-style-type: none"> <li>1) We have to wait at least 4-5 days to get drs appointment</li> <li>2) We have wait for at least 15 minutes to get a turn to play swing/slide for my son in any local park. The parks are so crowded during summer. Already children are getting very less exercise. If 40 families come over with more than 80 children then it would be extremely over crowded.</li> <li>3) There are not enough schools in the area. We should build more schools.</li> <li>4) There is very limited green spcae in Croydon. Government policy states that you cannot build temporary or permanent sites on green belt.</li> <li>5) Conduit lane is a no drive through zone. Increased traffic due to a planned chool and travellers sites will cause traffic chaos.</li> <li>6) We need green belts for good health of the citizens. Steps like these would encourage the encroachment of green belts. Build a school instread of a travellers site.</li> </ol>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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3106/01/006/DM43.4/O	Mrs Michelle Sawyer	Object	DM43.4 502	<p>It is inappropriate development to locate Travellers sites at Coombe Farm (502) and Coombe Lodge Nurseries (661) as they are both in the Green belt</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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The proposals to locate traveller sites at Coombe Farm, Ref 502 and Coombe Lodge Nurseries, Ref 661, are both inappropriate.

As the Council acknowledges, both sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".

The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).

The proposals to locate traveller sites at Coombe Farm, Ref 502 and Coombe Lodge Nurseries, Ref 661, if adopted, would compromise the ability of the current generation and future generations to enjoy these green spaces. Enjoyment of green spaces is a basic need of any community.

This is particularly relevant given the redevelopment of Croydon and the fact that many more people will be living in the centre of Croydon and will want and need to use these green spaces ("green lungs" of Croydon).

Companies looking to relocate businesses to Croydon do not only consider factors such as cost. Transport links and housing for staff - they also consider environmental factors. The damage to these two green spaces, which would inevitably arise should these proposals go ahead, would make Croydon a less attractive place to live in and would discourage businesses relocation to the area. This would reduce employment opportunities for Croydon's residents.

SP2.7 makes no mention of impact on the surroundings of the site or local residents. Accordingly, an additional criterion should be added as follows:

"f. Must be entirely acceptable in relation to its impact on nearby public spaces and residents and businesses in the area"

If this were included in the proposals, Ref. 502 Coombe Farm and Ref 661, Coombe Lodge Nurseries, would immediately be inappropriate.

Coombe Farm is green belt land in Lloyd Park. Lloyd Park was left to the people of Croydon by the Lloyd Family. At present families enjoy the

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

open space, children play in the play area, joggers and walkers exercise, people walk their dogs sports are played, and families snack in the café. Coombe Lodge Nursery is by the lovely gardens of Coombe Wood with its popular tea room and wooded area.

The proposals RE 502 and ref 661 if implemented would not be in accordance with the Green Grid concept (reference green Spaces 6.15, 6.16) in that they would significantly damage these two valuable assets and discourage their use by the residents of Croydon. I note under the Plan: "Local Green Spaces which make a contribution to the borough's heritage value, visual character, recreational opportunities, tranquility, and amenity qualities will be protected and safeguarded. These proposals would have exactly the opposite effect.

I would make the following comments on the "Assessment and Selection of Sites for Gypsy and Travellers":

A) The scoring system does not reflect the importance of the preservation of Green Spaces and is inconsistent with the Green Grid concept.

B) For both sites the scoring appears highly subjective.

C) In particular for both sites the scores for "green space", "impact on local character", "privacy", and "local character" need to be reconsidered - they are all quite clearly wrong.

D) Site 502 is on a single track lane with very narrow access to Oaks Road. It would be practically inaccessible for large mobile homes. This fact is not reflected in the assessment.

E) for both sites "GB/MOL" is shown as amber and should therefore be minus 5 not plus 5.

F) The "social deprivation" criterion is illogical as pressures on local services apply equally across Croydon. If one was considering a large area such as a Country this would make sense; it makes no sense at the borough level. This criterion should be removed from the assessment.

I would recommend that this Assessment be reassessed by an independent party. I am sure that such a reassessment would indicate the unsuitability of these two sites.

I value Lloyd Park and Coombe Wood very highly, as, I am sure, do many other residents of Croydon. Lloyd Park and Coombe Wood are important and irreplaceable assets of our town, to be cherished. They should not be damaged by proceeding with these proposals.

3107/01/002/DM43.4/O	Dr Natasha Newlands	Object	DM43.4 502	<p>I am writing regarding two proposed Traveller site developments at Coombe Farm (502). I am concerned about these developments for a number of reasons:</p> <ol style="list-style-type: none"> <li>1) The two sites are proposed to be in locations that are not in easy walking distance of everyday amenities such as shops, schools and health services. This will mean that the Travellers who move in to these sites will have to drive to use these services adding further burden to an already very congested main route in to Croydon, Coombe Road.</li> <li>2) Local schools and health services are also already stretched in catering for the current local population.</li> <li>3) I feel it is important to discuss these propositions with local residents as many are unaware of the plans; it may alter how residents and visitors use the park and also the developments are likely to have a significant impact on local businesses.</li> <li>4) Coombe Farm is situated within Lloyd Park and any change in usage should comply with the conditions with which it was donated.</li> <li>5) These sites are in Green Belt areas and government publications advise that Traveller sites in the Green Belt are inappropriate developments - Ref: Policy E of Planning Policy for Traveller Sites</li> </ol>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
3109/01/008/DM43.4/O	Mr Dominic Quinn <i>A3 Architecture London LTD</i>	Object	DM43.4 502	<p>Object to the dedesignation of MOL around Shirley Oaks Village as it will change the character of the area. The Travellers site would be in breach of government guidance and there would be no services local to the area</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

Not in line with government planning policy on the Green Belt.  
Detail:  
- Government planning policy with regards to traveller sites wants to ensure that plan-making and decision-taking should protect Green Belt from inappropriate development.  
- The proposal to create a permanent traveller site on land designated as Green Belt land is contrary to Policy E of the Planning Policy "Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances". There are no very special circumstances.  
- The National Planning Policy Framework makes it clear that unmet housing need (including traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances". Justifying inappropriate development on a site within the Green Belt.  
- The local character description is clearly at odds with the proposal.  
- The justification acknowledges the Green Belt issue, although insufficiently, but relies on the fact that there are existing structures. These are not in fact substantial, being glass houses - and could be said to be at least environmentally consistent with the Green Belt. But there is no very special circumstance justification proposed as required by the planning policies.  
- Approving the proposal would set a precedent and open the surrounding areas to be subject to similar development. It is not in the community's interests to allow the erosion of the green spaces surrounding the community and we object to the impact this site could have on the environment and wildlife. The fact that this is a green belt area should be the end of the discussion. Green belt areas are designated as such, and should not be allowed to be disrupted when it is suitable for the Council. This opens up the area to manipulation, and is not in line with the character of the area.  
The current residents should be able to decide how they see the area being developed, and the current crisis around school places is much higher on the priority list. The needs of the majority of children and residents should not be swept aside. This is not a democratic outcome.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3112/01/005/DM43.4/C	Mr Paras Shah		DM43.4 502	<p>Object to the use of the following locations as gypsy and traveller sites:</p> <p>Coombe Lodge Nurseries off Conduit Lane, site reference 661;</p> <p>Coombe Farm off Oaks Road, site reference 502;</p> <p>as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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3113/01/009/DM43.4/O	Mr Stuart Beaton	Object	DM43.4 502	<p>2.Traveller Sites/ Coombe Farm</p> <p>The proposal to use two locations in Shirley for traveller sites: Coombe Farm off Oaks Road (pages 449-450, reference number 502) and Coombe Lodge Nurseries off Conduit Lane (pages 468-469, reference number 661).</p> <p>My main objections are:</p> <p>Both sites are some distance from the nearest public services, making them inherently inappropriate locations for the purpose intended. Increased congestion in the adjacent, and rather narrow, local roads. In turn, this will result in increased pollution and accident black-spots. Both sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, states: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". If enacted, the Council would be in breach of that policy.</p> <p>Conclusion</p> <p>The proposals I have highlighted can only be viewed as negative. If adopted, they will increase the local population - and the density of that population - without providing any supporting infrastructure. The new residents from the planned apartment blocks and traveller sites will need additional public services such as schools, medical services and shops. Older residents will give way to young families who require greater social support, yet no additional resources are identified to help manage the changing demographic. Traffic congestion along already busy roads will increase, as will pollution and accident black-spots. The few remaining green spaces will disappear. Overall, the proposals signal a reduction in the quality of life for both the existing residents and the newcomer</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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3114/01/002/DM43.4/O	Mr Simon Smith	Object	DM43.4 502	I want to object very strongly to the use of Conduit Lane (661) and Coombe Farm (502) being used as gypsy and traveller sites. It would be totally inappropriate for these greenfield, Green Belt sites being used for this kind of development. It would also be in contravention of other policies (SP2.7a and SP2.7b) which are there to protect the green grid.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3123/01/001/DM43.4/O	Georgia Taylor	Object	DM43.4 502	With reference to the above mentioned document, I am writing to strongly object to the following; The use of the following locations as gypsy/traveller sites: 1. Coombe Farm off Oaks Road (reference no. 502) 2. Coombe Lodge Nurseries off Conduit Lane (reference no. 661) The selection of these sites is clearly in breach of Policy E of the Planning Policy for Traveller Sites - published by Government in August 2015, which clearly states; "Traveller sites (temporary or permanent) in the green belt are in inappropriate development." Can you please confirm why the Council is considering the use of Green Belt sites over Brownfield sites? I live very close to the above mentioned sites and feel that this inappropriate development will destroy the local area and community. I have worked extremely hard to be able to afford to live in this area and would like the Council to re-consider their proposal.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3127/01/001/DM43.4/O Kim Riley

Object

DM43.4  
502

I am writing to object to the use of the following locations as gypsy/traveller sites on Green Belt Land:  
•Coombe Farm off Oaks Road reference number 502 ]. This site will very much change the character of the area and should be located on alternative disused industrial sites, not our precious green space.

When camped illegally near the hills, these people have shown no respect for local residents or our beautiful surroundings.  
The children sped across Addington Hills on electric scooters and cars making it very dangerous for families, dog walkers and their dogs who have made good use of this location for many years.  
The rubbish and excrement was abysmal.

The proposed locations of these sites will adversely affect the local businesses such as the Coombe Garden Café, as no doubt the parking bays will be in constant use by the travellers and not available to those people who frequently use the café but who have to drive to that location. It will make Conduit Lane and other local roads a hazard.  
The local schools are also not within walking distance of these sites and as there is very little public transport nearby this will put more pressure on the already overcrowded trams.

As someone who has lived in Shirley for 25 years and a frequent walker in our surrounding area I see these proposals changing our local environment for the worst.

Please, please, please do not proceed with these sites but find alternatives away from our precious green space.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

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3130/01/003/DM43.4/O Mr Laurie King

Object

DM43.4  
502

Gypsy / Traveller sites in Featherbed Lane and off Coombe Road / Conduit Lane / Oaks Lane - These areas are Green Belt so why would the Council consider these suitable for such developments when this contravenes the current legislation? Additionally, the areas currently have considerable residential and community leisure activities and facilities, so again why would the Council be wanting to destroy the environment to create these Gypsy/Traveller sites for persons of no fixed abode and who are temporary residents to the borough only. It strikes me that this is an imbalance of priorities over the current fixed residents of Croydon and a set of proposals that I object to most strongly.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3131/01/001/DM43.4/O	Mr Leonard Gregory	Object	DM43.4 502	<p>May I register my strong objection to the proposal that Coombe Farm (an historic farmhouse, circa 15th Cent.) be turned into a site for Travellers. I have watched the deterioration of Coombe Farm over the last two decades as the grounds have been progressively turned into an illicit recycling centre by the current owner (Anwar Ansari) and about which Croydon has done nothing, despite many complaints.</p> <p>Surely, in the current climate where massive nationwide redevelopment is seen as the answer to the ever increasing pressure for social housing, not just for the indigenous population, but also to cope with the requirement of immigrants and refugees, we should be protecting what little beauty we have. There must be many other alternatives to using beautiful green belt land – such as expansion at the old airfield on Purley Way - and other under-used plots in Croydon?</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
3132/01/002/DM43.4/O	Carole Shorey	Object	DM43.4 502	<p>I am emailing to object to a number of the proposals.</p> <p>My parents live in Forestdale so are close to Addington and Shirley and I worry for them if there are more gypsy sites located in the area.</p> <p>My son was involved in a road traffic incident with a traveller from the Layhams Farm site, the traveller caused the accident by pulling out of the road next to the site in front of my son's oncoming right of way car, he then jumped out of his car and ran from the scene and the police were too frightened to enter the site. My view of the police has been very jaded since this incident. My son could have been killed in this crash. If the police are too frightened to patrol these sites, these people are above the law, I definitely do not want to see more sites in or around my local area, I feel very strongly about this. I basically do not agree with many of the plans listed in Gavins email. I do agree we need more housing but that is mainly because too many people are being let into the country in the first place, housing them all is not the answer as other amenities will not be able to cope even if we build more houses.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

3133/01/004/DM43.4/O	Carolyn Heath	Object	DM43.4 502	<p>I am writing to object to:</p> <p>1. The use of the following locations as gypsy and traveller sites:</p> <ul style="list-style-type: none"> <li>•Coombe Lodge Nurseries (site ref 661)</li> <li>•Coombe Farm off Oaks Road (site ref 502)</li> <li>•Poppy Lane (site ref 128)</li> <li>•Stroud Green Pumping Station (site ref 504)</li> <li>•Shirley Oaks Road/Beech House (site ref 541)</li> <li>•Shirley Oaks Road (site ref 542)</li> <li>•Honeysuckle Gardens (site ref 548)</li> <li>•Pear Tree Farm &amp; Pear Tree Cottage (site ref 755)</li> </ul> <p>All areas provide vital green space in already densely populated areas, and there is insufficient infrastructure to cope with the additional traffic/population. Some of these areas are in the Green Belt, others are in Metropolitan Open Land. They would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
3135/01/003/DM43.4/O	Caroline Kohn	Object	DM43.4 502	<p>I am writing concerning the draft Croydon Local Plan.</p> <p>I have objections to the sites which have been designated for travellers sites including Coombe Lodge Nurseries Policy DM44 Site number 661, and Coombe Farm, Policy DM43, Site 502.</p> <p>While accepting the need for appropriate sites for travellers and gypsies, I question the ability of the Council with current levels of resourcing to manage an increased number of sites effectively.</p> <p>In addition, this will be a new, permanent development on green belt land, which is against government policy.</p> <p>Access to and from the site on a dangerous section of Coombe Road will impact on traffic flow and road safety</p> <p>There is no access to local amenities at these sites, including shops, schools and doctors surgeries, something recommended for travellers sites.</p> <p>There is also a concern that there will be a negative impact on the environment of Coombe Woods, its biodiversity and the contamination of groundwater.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

I am writing to object to the use of the following locations as travellers / gypsy sites

Coombe farm site (ref no 502)  
Coombe lodge nurseries (ref no 661)

Both sites are in a beautiful green belt area which the public use a lot , I believe national guide lines do not agree with the use of green belt areas for these sites

There are covenants which bind Croydon council to use the Lloyd park area only for recreational purposes which does not include these proposed sites

The lane from busy oaks rd to Coombe farm is very narrow with pot holes and no pavements , the lighting is poor and obviously this area is not suitable for lots of heavy traffic and caravans

The families who would live on these sites would have children and need to use the lane to get to all needs facilities such as shops schools buses and trams etc .

There would be much coming and going along the narrow lane on to busy oaks rd and Coombe rd which are main thoroughfare to Croydon this all creates a dangerous situation Nearby is cedars school who use Lloyd park for rugby and other sports and this school is receiving more pupils in the future increasing the number of vehicle and people movement in the area of Lloyd park and the main roads to and from Croydon

Large number of people use not only Lloyd park but also the nearby conduit lane these visitors need to park in conduit lane to go to Coombe woods and gardens and to the local cafe there

School parties often visit these woods and have to use conduit lane and it would be crazy and dangerous to have gypsy travellers using this lane to get to a permanent site there All of us have seen the terrible mess that these travellers have created wherever they have been and the owner of Coombe farm has himself allowed rubbish accumulation on his land in Lloyd park which the public have had to complain about

The Coombe farm and conduit lane areas are just not suitable for permanent gypsy travellers sites and the council should find more suitable areas with less problems

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3140/01/002/DM43.4/O	Lisa Dinnick	Object	DM43.4 502	<p>I live on the Forestdale Estate and thankfully our management committee via Gavin have advised us of the Councils plans to build three gypsy/traveller sites in the Green Belt. I totally agree with Gavin that these plans will completely change the character of parts of the borough, including where I live. As resident of Croydon and employee of Croydon Council I completely understand the need for more housing and I am looking forward to the regeneration taking place in the town centre over the next few years. However one of the reasons I love Croydon and continue to defend its negative reputation is the mix of 'city' feel and countryside. If the Council continue with these plans you will effect the character of the area and you will ultimately fail in your efforts to change peoples perception of Croydon.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3142/01/001/DM43.4/O	Mr David Perry	Object	DM43.4 502	<p>I would like to register my objection to the proposal for a site for travellers which is being considered to be situated at the rear of Shirley Park Golf Club land.</p> <p>I have been a member for over 20 years and there have been "visitors" on that land before - always causing problems for members and guests whilst playing golf. They have disrupted games (taking balls during games), the iron flag poles on holes have been stolen, members and guests have been verbally abused, some threatened and there has even been the disgusting habit of defecating on greens.</p> <p>I pay a substantial amount in membership fees and do not want my golfing experience and that of fellow members/guests to be marred by a group of people with absolutely no respect for our club. Please keep me informed of developments ... a definite NO to this proposal.</p>	No change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3145/01/004/DM43.4/O	Mr David Harwood	Object	DM43.4 502	<p>I object to the following sites for use of Traveller sites at the following locations</p> <p>Coombe Farm off Oaks Road reference number 502</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3148/01/003/DM43.4/O	Dawn Lambert	Object		DM43.4 502	I'm writing to protest about the Council's plan to designate two areas of Green Belt land (reference numbers 502, 661 and 775) suitable for gypsy/traveller sites. I acknowledge that such sites are needed but NOT on Green Belt land. I believe it is unlawful to build on such land and once this is ignored one wonders how far it will be allowed to encroach by default over the years. In fact I believe that Government policy states that traveller sites (temporary or permanent) in the Green Belt are inappropriate development.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3149/01/001/DM43.4/O	Mr Frederic Demay	Object	Soundness - Consistent with National	DM43.4 502	The use of the following locations to be established as gypsy and traveller sites: <input type="checkbox"/> Coombe Lodge Nurseries off Conduit Lane, site reference 661; <input type="checkbox"/> Coombe Farm off Oaks Road, site reference 502; I believe both sites would be found an inappropriate development in the Green Belt and would be in breach of Policy SP2.7a and SP2.7b, in addition to Policy SP7.2 and the protection of the green grid or with 6.15 Strategic Objective 10 relating to the green grid	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3161/01/002/DM43.4/O	Mr Jim Cowan	Object	Soundness - Justified	DM43.4 502	I have read Gavin Barwell's assessment of policies and proposals in the Croydon Local Plan and totally agree that if implemented would destroy the character of Shirley.  The infrastructure in Shirley is already stretched to the limit and can not withstand any further burdens.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3182/01/001/DM43.4/O	Rev Simon Foster	Object	Soundness - Consistent with National	DM43.4 502	I am writing to object to: 1. The use of the following locations as gypsy and traveller sites: • Coombe Lodge Nurseries off Conduit Lane, site reference 661; • Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b, with Policy SP7.2 and the protection of the green grid or with 6.15 Strategic Objective 10 relating to the green grid;	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3186/01/001/DM43.4/O	Mr Simon Taylor	Object	DM43.4 502	<p>I am writing to object to the proposed new travellers site at Coombe Farm and Conduit lane.</p> <p>The siting of a permanent traveller camp will have a serious detrimental effect on the local areas Residents and Businesses, and our ability to enjoy safely the local area and amenities.</p> <p>The Premier inn and Coombe lodge are major draws in the immediate area adjacent to conduit lane and Coombe farm. I have seen first-hand in areas in and around parts of Chelmsford where large groups travellers have completely overwhelmed local businesses including bars &amp; restaurants and leisure facilities rendering them unusable by anyone else unconnected with the traveller community.</p> <p>On a couple of occasions recently we have seen Travellers illegally set up camp in Sunken Road next to Coombe lane tram stop. This road and the near surrounding areas become a 'no go ' area with mountains of rubbish dumped in the road and in Shirley hills. We see youths riding around on motorbikes in the parks and woods without helmets apparently unchecked by the local Police force. This coincides with a rise in thefts from Gardens and Sheds in the area, as well as an increase in unsolicited and sometimes aggressive doorstep sales techniques for various building or landscaping works.</p> <p>We are absolutely positive that this area cannot support a large community of people that will not assimilate, and actively distance themselves from the wider community in this area.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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3188/01/002/DM43.4/O	Sheila Childs	Object	DM43.4 502	<p>I attended the open meeting on Wed 25th in Selsdon and wish to express my concern over the 3 proposed travellers sites. Whilst I understand the council have to provide these I have to ask why are they all within a few miles of each other and all south of the borough ? Indeed the Oaks Farm and Conduit lane are only yard away. If you could address these proximity issues I would be pleased to hear why they cannot be more evenly spread and assume the plans will improve assess to them .</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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3193/02/003/DM43.4/O	Mr Stan Minter	Object	DM43.4 502	<p>I have major concerns over the planned development of the Shirley Area. This is currently one of the nicest areas of Croydon and you plan to swamp it with a number of housing developments and some travellers sites. This will be very detrimental to the whole area.</p> <p>I understand that nationally we need to have more accommodation for families. We need to achieve this with out destroying the whole fabric of our society. This scale of development will transform the whole area into a old fashioned "Estate".</p> <p>There are not sufficient services in the wider area to support such an influx of families.</p> <p>The road infrastructure already struggles at time and these developments will make the whole situation much worse.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3193/01/003/DM43.4/O	Mr Stan Minter	Object	DM43.4 502	<p>I have major concerns over the planned development of the Shirley Area. This is currently one of the nicest areas of Croydon and you plan to swamp it with a number of housing developments and some travellers sites. This will be very detrimental to the whole area.</p> <p>I understand that nationally we need to have more accommodation for families. We need to achieve this with out destroying the whole fabric of our society. This scale of development will transform the whole area into a old fashioned "Estate".</p> <p>There are not sufficient services in the wider area to support such an influx of families.</p> <p>The road infrastructure already struggles at time and these developments will make the whole situation much worse.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3202/01/002/DM43.4/O	Mr Stephen Massey	Object	DM43.4 502	<p>I would like to register my objection to the proposed pitches for travellers/gypsy sites (ref 502 &amp; ref 661). These are in an area of Green Belt and Metropolitan open land. As a resident of this area on Sandpits Road I strongly object these changes would massively effect the character of our area, the waste from when they have previously camped there was strewn all over the neighbouring roads for weeks after they had moved.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3208/01/007/DM43.4/O	Mr Stephen Smith	Object		DM43.4 502	2. I also object to the use of locations at Coombe Farm and Coombe Farm Nurseries as gipsy/traveller sites.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3209/01/001/DM43.4/O	Mr Steve Thornton	Object		DM43.4 502	I will help any objections to this area being utilised as a site for travellers at Coombe Farm. It will have a seriously adverse effect on the local business's there and will only bring (as has been seen in the past) conflict of interest between those who live and work in the area and travelers. Please note my objection to this proposal	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3215/01/008/DM43.4/O	Mr Steve White ASPRA	Object	Soundness - Consistent with National	DM43.4 502	3.the use of the following locations as gypsy/traveller sites:  •Coombe Farm off Oaks Road reference number 502;  •Coombe Lodge Nurseries off Conduit Lane reference number 661; and  •Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;  As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:  "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".  The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3224/01/001/DM43.4/O	Sarah Anderson	Object	DM43.4 502	<p>I would like to make my objection known regards the proposed travellers sites at Coombe Lodge Nurseries, Conduit Lane and Coombe Farm, Oaks Road. Detrimental to the amenities of adjoining owners.</p> <p>inappropriate use of green belt land. Sites that are located on the green belt, considered to be inappropriate development for Traveller sites (temporary or permanent) and against Government Policy (planning policy for Traveller sites DCLG, Aug 2015).</p> <p>Lack of relevant Amenities close at hand.</p> <p>Insufficient local infrastructure to accommodate the plans.</p> <p>Selection of proposed sites should have a bias towards Brownfield or Industrial Land and not Green Belt. The two proposed sites are in very close proximity to one another.</p> <p>Imbalance across the borough with all sites being proposed in South Croydon.</p> <p>Could the existing permanent Gypsy Site in Lathams Way be expanded? If one has to select one of the proposed sites, the preference is for Pear Tree Farm &amp; Pear Tree Farm Cottage, Featherbed Lane.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3228/01/002/DM43.4/O	Mr Paul Ashton	Object	DM43.4 502	<p>I would like to register my strong objection to the Council's proposals for the consideration of Coombe Farm and Coombe Lodge Nurseries as gypsy/traveller sites (Croydon Local Plan: Strategic Policies Partial Review and Croydon Local Plan: Detailed Policies &amp; Proposals).</p> <p>The sites are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. The Government's policy is I believe that traveller sites should not be located in the Green Belt, but that hardly needs stating, surely? I cannot imagine why such sites would be considered at all, or in preference to other, clearly more suitable and higher-scoring sites cited in Assessment and selection of sites for Gypsy and Travellers August 2015 – there appears to be no logic to this approach.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3230/01/003/DM43.4/O	Patricia Jakeman	Object	DM43.4 502	<p>I object to the proposal to create three gypsy/traveller sites reference numbers 502/661/755. All sites are in the Green Belt which makes them an inappropriate development. In addition they are some distance from schools, public services etc.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3235/01/004/DM43.4/O	Mr Peter Kenny	Object	DM43.4 502	I am writing to object to the use of the following locations as gipsy/traveller sites: Coombe Farm off Oaks Road reference number 502 Coombe Lodge Nurseries off Conduit Lane reference number 661		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3237/01/002/DM43.4/O	Mr Peter Howard	Object	DM43.4 502	I as a resident in Shirley, strongly object to gipsy/traveller encampments being built in Shirley area, and your proposal to put houses on Green belt land, and wholeheartedly agree with the Views of Gavin Barwell, MP. This land was left to ensure the residents in London had "Lungs" from the Pollution of the City and its environs. Next you will be wanting to put industrial units in the Green Belt!!		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3261/01/001/DM43.4/O	Paras Kothari	Object	DM43.4 502	Detrimental to the Amenities of Adjoining owners, inappropriate use of Green Belt Land against government policy ("planning policy for Traveller Sites" DCLG Aug 2015), lack of relevant Amenities close at hand and insufficient local infrastructure to accommodate the plans.	Alternative suggested sites: Pear tree farm & Pear tear cottage, Addington	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

The location in Green Belt should preclude all development per se apart from GDO rights to the few existing dwellings at Coombe Farm. The Conduit Lane site has been rejected in the past as unsuitable. Such erosion of the Green Belt runs wholly against the interests of the local community. It would set a precedent that can be used to further erode local and national planning policy. The impact would be more pronounced on both sites as the subject Group need mixed use sites. This is because they often run businesses from where they live. This issue is not addressed by the Consultation. Such a mixed use requirement is wholly inappropriate on both sites. Both sites are not deliverable now. Each would require the construction of a new access road as a minimum particularly to Coombe Farm. The construction of a two lane highway here with footpaths either side is bound to change the semi rural nature of this location as the existing access here is a narrow lane. A new access at Conduit Lane might be shorter but would put further pressure onto an already dangerous staggered junction with Oaks Road. This is again contrary to current policy. The Coombe Farm site is bound to require the application of more scarce resources into the maintenance of Lloyd Park if a large number of new residents are located onto its edge. This is a facility that serves the whole Borough, not just the surrounding area. Any impact here due to the development will affect adversely many in the Borough. Coombe Farm is not immediately available and as such again puts it outside Government policy. The proposal highlights the proximity to public transport at both sites. This is a consideration of low importance here as the subject socio economic group concerned are known to be infrequent users of public transport. It ignores however the clear lack of local facilities nearby. The lack of local facilities goes against the stated preference of the particular Group concerned to be within a short walk of everyday amenities. These circumstances will promote the use of personal vehicles which is against environmental policy. The proposal mentions only the number of pitches at each site. No account is taken of the number of people who might use each site due to the tight knit nature of the subject community. The number of residents may therefore result in overcrowding which will be difficult to control. This is detrimental to public health and so in breach of environmental

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

considerations.

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3264/01/001/DM43.4/O	Mr Brian Watkins	Object		DM43.4 502	I am writing to object to the use of the following locations as gypsy and traveller sites: Coombe Farm off Oaks Road, site reference 502 as it would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3266/01/001/DM43.4/O	Mr Mark Ashley	Object	Soundness - Justified	DM43.4 502	I am writing to object to the proposed plans for two locations in Shirley to be used as traveller sites as detailed below:  Coombe Farm off Oaks Road, which is identified as suitable for 15-20 pitches (pages 449-450, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 502);  Your proposal is in clear breach of Policy E of planning policy "Traveller sites (temporary or permanent) in the green belt are inappropriate development".  Croydon does not need it's very own Dale Farm.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3269/01/004/DM43.4/O	Mr Matthew Searles	Object		DM43.4 502	I am writing to object to:  object to the use of the following locations as gypsy and traveller sites:  Coombe Lodge Nurseries off Conduit Lane, site reference 661;  Coombe Farm off Oaks Road, site reference 502;  as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

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3277/01/003/DM43.4/O	Mr Terrence McCarthy	Object	DM43.4 502	<p>I am a Croydon resident and am writing to object to the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661, policy number DM44; and Coombe Farm off Oaks Road, site reference number 502, policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites e.g. the site off the Purley Way or by smaller developments on the Croydon Airport site which is currently wasteland. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards. The current road traffic on Coombe Road is heavy and this will only serve to add to the congestion.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
3279/01/008/DM43.4/O	Terry Lewin	Object	DM43.4 502	<p>I object to the use of the site as a traveller site.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

3280/01/001/DM43.4/C	Tracey Hillier Oaks Farm Weddings			DM43.4 502	I want to object to the permanent travellers sight you are planning for Coombe Farm. I am an employee at Oaks Farm Wedding Venue, the next property along Oaks Lane from Coombe Farm. Over many years we have endured a continual problem with travellers taking over the field opposite Oaks Farm. When they are there we never get a new booking and the clients who have Weddings at that time are extremely worried. I am in no doubt the travellers sight at Coombe Farm will damage our business at Oaks Farm and all our suppliers of which there are many. It will also put my employment into jeopardy.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3282/01/002/DM43.4/O	Mr William Harland	Object		DM43.4 502	I am writing to object to: The use of the following locations as gypsy and traveller sites: •Coombe Farm off Oaks Road, site reference 502;	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3289/01/002/DM43.4/O	Mr Matthew Dickson	Object	Soundness - Justified	DM43.4 502	It is absolutely crazy to allow or encourage development on green belt land and/or green spaces in such a built-up area as Croydon; people need green spaces for numerous leisure and recreation activities. From a general health point of view people need to be able to play sport or go for a walk. After the Paris summit isn't it obvious that action is needed to arrest the damaging consequences of climate change. Green spaces absorb carbon dioxide, they are the green lungs of towns and cities. Allowing woods and tress to be destroyed is environmental vandalism and flies in the face of climate change science.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3291/01/003/DM43.4/O	Suzanne Kearnon	Object		DM43.4 502	<p>I strongly object to the Council's proposals for gypsy/traveller sites at Coombe Farm (Ref 502) and Coombe Lodge Nurseries (Ref 661).</p> <p>Both these sites are in the Green Belt and the proposals are contrary to Government policy (Policy E of Planning Policy for Traveller sites) which states "Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development".</p> <p>The sites are also unsuitable as they are not near any public services and would completely change the character of the area in an extremely detrimental way.</p> <p>If more space must be provided, why not expand the existing site off the Purley Way?</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3292/01/002/DM43.4/O	Mr Matthew Blanshard	Object	Soundness - Justified	DM43.4 502	<p>I am writing to strongly object to proposals to changes in Shirley regarding changing the classification of green areas from MOL so it can be built on along with proposals to create traveler sites near Coombe gardens or the farm.</p> <p>Shirley has always been a beautiful place with lots of green land, please don't ruin it.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3294/01/001/DM43.4/O	Mr Barry O'Neal	Object		DM43.4 502	<p>I object in the strongest possible way to the plans outlined for this development in my local area, Shirley and Addiscombe. In particular, I understand the Council has identified two locations on the edge of Shirley for gypsy/traveller sites. I object to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs to quadruple the number of gypsy/traveller sites in the borough, I think they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3314/01/001/DM43.4/O Mrs Dawn White

Object

DM43.4  
502

In my years of dog walking at Lloyd Park, there has been a number of occasions where travellers have set up site for weeks at a time. They seem to have no respect for the park and leave rubbish and mess all around. Plus they do not clean up after their animals which is a hazard for my young children who often use the park. Another concern of mine is the impact which travellers will have on the ratings of local schools and also the decrease in house prices. It is exciting times for Croydon with the new building developments, including Westfield - much needed for the reputation of Croydon after the riots and fires of 4 years ago. I strongly urge you not to approve the proposals for the traveller sites at Coombe Farm and Coombe Lodge Nurseries. It will result in good families and people who care about the community moving away from Croydon.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object Soundness - DM43.4  
Justified 502

Finally, the Council has identified two locations on the edge of Shirley for gypsy/traveller sites:  
•Coombe Farm off Oaks Road, which is identified as suitable for 15-20 pitches (pages 449-450, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 502); and  
•Coombe Lodge Nurseries off Conduit Lane, which is identified as suitable for 15-25 pitches (pages 468-469, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 661).  
I vigorously object to the use of either of these locations as gypsy/traveller sites. As you have to be aware, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:

“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.

The Council's approach is blatantly in breach of that policy. Both sites are a considerable distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - there must be more suitable sites which are closer to local amenities (there is nothing in the way of shops or even a bus-stop at these sites, necessitating extra vehicular traffic on an already busy road at best or pedestrians attempting to cross at a very dangerous point with blind bends and junctions at worst). There have to be sites which are not in Green Belt land, perhaps even sites which already exist and could be expanded (such as the one on Purley Way).

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3337/01/007/DM43.4/O	Mr Roger Willaimes	Object	Soundness - Justified DM43.4 502	<p>Happy for the Council to replace under-used garages with much-needed homes, but will be objecting to building on precious open space.</p> <p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3338/01/003/DM43.4/O	Ms Maura Keane	Object	DM43.4 502	<p>I appreciate that we all need somewhere to live. However, I have had severe problems with gypsies in the past (criminal damage with police involved and, separately quite a lot of fly tipping. As the 3 areas are generally quite attractive, I am loathe to have them destroying the ambiance: they certainly have a reputation for doing so (and of not paying Council tax, so I have been told recently).</p> <p>Conduit Lane, near the award winning Coombe Woods would be too busy for others to park and enjoy the amenity, albeit the site is away from Coombe Road. The school would also create traffic in the Lane and on the very busy Coombe Road at specific times but, maybe, this would be a pleasant site for the children.</p> <p>Similarly, the site in Oaks Road would be spoilt.</p> <p>Coming to Featherbed Lane: sadly, the place is already an eyesore. If planning permission carries with it a responsibility to improve the look of the place from Featherbed Lane, great. However, I doubt it can. What is needed here is a tidy up, not an increase in the mess.</p> <p>I suspect the Council has a duty to provide a site. If so, Featherbed Lane of the three, as it is already a mess.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.	

3342/01/003/DM43.4/O Mr Keith Cooper

Object

DM43.4  
502

I thought Metropolitan Open Land was protected, but then having said that the council are proposing building Gipsy encampments on Green Belt land - ridiculous, immoral and probably illegal!  
Has anybody in the council actually had first hand experience of a Gipsy Site - we have as we back onto Ashburton playing fields, and the last invasion of Gipsy's cost tens of thousands of pounds to clear up!  
Are the council going to keep these proposed sites clean and properly policed?  
Are the Gipsy's going to be charged a going rate for using these sites, or are we subsidising them out of our council tax?  
In short I am totally opposed to Green Belt land being destroyed in this manner, also I am opposed the proposed enlargement of the Shirley Oaks estate hence destroying the Metropolitan Open Land, for all the reasons stated above.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I am writing to register my objections for the following proposed sites for Gypsy and Travellers Sites:  
Coombe Farm, Oaks Road - Reference 502  
Coombe Lodge Nurseries off Conduit Lane - Reference 661

The Policies laid out on the Mayor of London - London Assembly website, and Policy 7.17 clearly states that the Mayor's office truly supports the protection of Metropolitan Open Land, and indeed states that "The strongest protection should be given to London's MOL and inappropriate development refused". The Policy lays out what needs to be established to designate an area as MOL, but does not make it clear how a Council can re-designate an area. I therefore object to any permanent Traveller site being constructed on MOL and especially if the area is simply going to be re-designated without any consultation with the local residents and businesses.

I object strongly that Croydon Council can re-designate Metropolitan Open Land or Green Belt land to suit their needs to accommodate a permanent pitch. I cannot see any Planning justification to change the designation, nor for the intrusion into the lives of the residents of Oaks Road and surrounding area. This will massively affect the urban attractiveness of the area and have both emotional and financial repercussions on many lives. Policy 7.18 relating to Protection of Open Spaces clearly states that open spaces in London must be protected, and any loss must be resisted. I cannot believe the Council would want to go against both of these policies laid down by The London Assembly.

I am a member of Shirley Park Golf Club, which not only provides sport and social activities to over 700 members in the local vicinity, but also provides an important ecological role in the area. The proposed site of Coombe Farm as a site for Gypsies and Travellers has come as a shock to everyone in the area, as borne out by the recent press coverage and attendance at the Consultation Meetings.

The history of unauthorised pitches in this area over the past few years has left a bitter resentment, especially in

view of the residual mess and threatening behaviour that has always accompanied their trespass. On each occasion that Gypsies/Travellers have been in the area, the club members here have been threatened with physical and verbal abuse. This behaviour is totally unacceptable and despite the subsequent eviction of the Travellers on each occasion, the residual psychological effect on tax payers and constituents' lives cannot be trivialised.

I personally have experienced dreadful behaviour from the travellers. They have damaged the greens, used the golf bunkers as toilets, damaged course furniture & stolen equipment.

We also have a large Junior Section and children play the course during holidays as well as weekends. They are often unaccompanied and the parents need to know they are in a safe environment. This would certainly not be the case in the parents' minds if there was any chance of aggressive behaviour, as previously experienced, towards these children. I am certain that you would not wish to be responsible for putting children in any sort of potentially dangerous situation.

Surely these detailed real issues must be taken into account when determining any permanent site. I understand that the proposed sites are not within the required distance to both schooling and medical needs, therefore I also object on that basis. The land is in private ownership at Coombe Farm, and any funds spent on compulsory or otherwise purchase could surely be spent more wisely on behalf of the population of Croydon. No doubt Central Grants will be available, but Council owned land in an area that will not radically impact on established residents' lives would be a sensible and prudent choice.

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I am writing to object to the use of the following locations as gypsy and traveller sites:  
Coombe Lodge Nurseries off Conduit Lane, site reference 661;  
Coombe Farm off Oaks Road, site reference 502;  
as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;

I additionally comment that:

- The proposals are detrimental to the Amenities of Adjoining Owners
- Development is on Green Belt and would therefore require a change of land use
- The proposed Sites should be on Brownfield or Industrial Land not Green Belt
- There is an imbalance, with all sites being proposed in the South of Croydon
- Existing sites could/ should be expanded
- If a new site is to be developed for the travelling community, I would express a preference is for Pear Tree Farm & Pear Tree Farm Cottage, Featherbed Lane. This already virtually developed to the point where there would be no further detriment if the site were to be developed. However, there is no proposal as to where the existing activity would be relocated to.
- The Pear Tree Cottage/ Farm site, provides ample space for all or most to the 39 additional pitches. Any remaining pitches could be located at other, brownfield, sites within the borough.
- If the nurseries site is to be redeveloped, it would be far better for this to be used for the relocation of a school, thus freeing up land elsewhere in the borough for housing.
- The travelling community are by definition mobile whereas the proposed development(s) are permanent and in built form. This is contradictory and may suggest that the council is considering further redevelopment at some future point. If so, the council should either be open about this or unequivocally deny it.

Other Sites that the Council should reconsider instead of both Coombe Lodge Nurseries and Coombe Farm are the following:

- 518 - Land adjacent to 103 Goodenough Way, The Admirals Walk, Old Coulsdon
- 536 - Land of former Croydon Airport runway, south of Imperial Way, Waddon
- 552 - Land adjacent to Ashburton playing fields at rear of 2-88

I am writing to object to the use of the following locations as gypsy and traveller sites:  
Coombe Lodge Nurseries off Conduit Lane, site reference 661;  
Coombe Farm off Oaks Road, site reference 502;  
as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Coleridge Road, Addiscombe  
 553 - By Pavilion Playing Fields, Purley Way, Waddon  
 632 - Land south of Threehalfpenny Woods, Kent Gate Way, Bridle Way, Addington  
 767 - Cane Hill-south part, Hollymeoak Road / Portnalls Road, Coulsdon

3351/01/004/DM43.4/O	Mr & Mrs Haslam	Object		DM43.4 502	<p>I object The use as gypsy/traveller sites of Coombe Farm (502) and Conduit Lane (661)          These are in the Green Belt and Government Policy (Policy E of "Planning Policy for Traveller Sites") classifies traveller sites in the Green Belt as "inappropriate development".</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>	
3354/01/009/DM43.4/O	Dr Bob Wenn	Object		DM43.4 502	<p>I object to the use of any land in the Green Belt as gypsy/traveler sites</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>	
3356/01/007/DM43.4/O	Mr Rishi Gohill	Object	Soundness - Justified	DM43.4 502	<p>Happy for the Council to replace under-used garages with much-needed homes, but will be objecting to building on precious open space.</p> <p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	<p>If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

3358/01/007/DM43.4/O	Joy Harris	Object	Soundness - Justified	DM43.4 502	<p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3359/01/003/DM43.4/O	Mr Dan Camalich	Object	Soundness - Justified	DM43.4 502	<p>I am writing in order to object to the use of Green Land, especially in and around Croydon, for use as any kind of residential use, or any other kind of development for that matter. Such new developments, for Travellers or any kind of development, would be better made on non-green land, or in any suitable properties which are currently unused. Green land should be cherished and preserved because it takes a long time to become like that and there is less and less of it these days. The only real exception to that rule might be playgrounds for kids; but, even then, sensitivity to wild life, habitats and a location's general "greenness" should always be employed.</p>		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3362/01/002/DM43.4/O	Karen Muldoon	Object		DM43.4 502	<p>I am very concerned about the plans to introduce traveller sites near Oaks road. Roads are already narrow and congested in this area. At peak times there are always queues in Oaks Rd and Coombe lane so I don't believe adding the large entourage of vehicles used by travellers will be particularly helpful. We experience the mess left behind by travellers every year and this continually concerns me.</p> <p>I am not sure what happens at Coombe Farm but there is already a rubbish site building there on the edge close to Lloyds park - I know there have been campaigns for some time about this and it has not been closely monitored. I imagine this would also be the case if it became a traveller site. It seems to make far more sense that traveller sites be in open, easily accessible areas - not tucked away sites like Coombe farm.</p>		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3364/02/002/DM43.4/O	Mr Amit Patel	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3370/01/003/DM43.4/O	Claire Rutland	Object	DM43.4 502	<p>As a shareholder of the open space in Shirley Oaks I would like to object to the proposals made in Policy Map 43.</p> <p>One of the reason I bought the property was for the nice open spaces that surround the houses.</p> <p>Building unnecessarily on this land will change the whole look and feel of the community of Shirley Oaks Village. We have one road in and out of the village and cramping in 700+ homes onto our lovely open space will also create congestion on the one road.</p> <p>Shirley Oaks is privately owned and we take pride in our village and how it looks and will fight against these proposals.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3372/01/002/DM43.4/O	Alison Larmand	Object	DM43.4 502	Please be advised that I would like to enter an objection to Croydon Council's plans to de designate several land spaces in order to enable the positioning of three gypsy/traveler sites in the green belt and also the development of homes on some of the green spaces. The proposed locations for traveller sites brings great concern as to what impact this will have on the area as the locations are not really close to any public services. I believe there is also some question about whether the areas being proposed for the traveller sites can be used for this purpose due to a Government policy that states traveller sites (temporary or permanent) in the Green Belt are inappropriate development. As a resident of Shirley for the past 7 years I would be extremely disappointed to see any of these proposed developments come to fruition. Whilst I welcome the development of new homes I think Croydon Council should look for alternative locations instead of green land. I do hope to hear from your office in due course as to what the future may hold for our lovely green spaces that provide fresh air and outdoor enjoyment for our family and many others'.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3378/01/008/DM43.4/O Veronica Fox

Object Soundness - DM43.4  
Consistent 502  
with National

Third, the Council has identified two locations on the edge of Shirley for gypsy/traveller sites:  
•Coombe Farm off Oaks Road, which is identified as suitable for 15-20 pitches (pages 449-450, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 502); and  
•Coombe Lodge Nurseries off Conduit Lane, which is identified as suitable for 15-25 pitches (pages 468-469, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 661).  
I will be objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:

"Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".

The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3379/01/002/DM43.4/O Mr Tim Cattell

Object DM43.4  
502

The purpose of Green Belt legislation has always been to preserve areas of amenity land for the benefit of local people, and other potential users, against any form of building development. I therefore consider it totally unacceptable, indeed absolutely incredible, that the Council would even consider designating areas of the Green Belt for potential gypsy/traveller sites, as the Plan proposes for Coombe Farm, Coombe Lodge Nurseries and 2 sites on Featherbed Lane. The Coombe Lodge Nurseries site is especially inappropriate as it is very adjacent to Coombe Gardens, an important local amenity, and to the land along Conduit Lane that has strong conservation value.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3380/01/005/DM43.4/O	Sylvia Dibbs	Object	Soundness - Consistent with National	DM43.4 502	The Council seems to be in breach of the Government's Policy E of Planning Policy for Traveller Sites ie '...traveller sites.....in the Green Belt are inappropriate development'. None of the places in Shirley is appropriate, being Green Belt and one on the border of a Site of Nature Conservation Interest and public services are too far.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3390/01/002/DM43.4/O	Mr Adrian Cowie	Object		DM43.4 502	I object very strongly to the council proposals to create Traveller sites on Green Belt Land. I believe the Green Belt is a resource which should be protected at all cost. Our countryside is a precious resource which provides recreation for walkers, cyclists, horse riders and separates urban sprawl. It should be held in trust for the enjoyment of future generations. Once it is gone, it is gone forever! Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development" The Council's approach is clearly in breach of that policy. The site is also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is). This area is one, which I regularly walk & cycle a. Any development, such as the one above, would completely ruin the surrounding countryside. The proposals go against the government policies on Green Belt. Before any development of Green Belt, Brownfield sites should be used.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3394/01/006/DM43.4/O	Mr Alan Heathcote	Object	Soundness - Justified	DM43.4 502	This is to object strongly to your ill-conceived proposals for high density dwellings on greenbelt parkland, on existing semi-detached housing areas, and gardens in the Shirley Oaks / Library regions. Also for travellers sites in the vicinity of Coombe farm. All as outlined in Gavin Barwell's email.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3396/01/015/DM43.4/O	Ms A Pavon-Lopez	Object	DM43.4 502	Coombe Farm off Oaks Road, which is identified as suitable for 15-20 pitches (pages 449-450, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 502); and	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3397/01/002/DM43.4/O	Ms A Cheetham	Object	DM43.4 502	Other sites the council should reconsider instead of both Coombe Lodge Nurseries and Coombe Farm are: Heath Clark playing fields, Stafford Rd, Waddon Timebridge Community Centre, Field Way, New Addington Land adjacent to 103 Goodenough Way, Old Coulsdon Wandle Road, car park, Wandle Rd, Croydon Land of former Croydon Airport runway, south of Imperial Way, Waddon Land adjacent to Ashburton playing fields at rear of 2-88 Colerdige Rad, Addiscombe By Pavilion Playing Fields, Purley Way Land south Of Threehalfpenny Woods, Kent Gate Way, Bridle Way Land west of Timebridge Community Centre, Lodge Lande, Elmside, Addington Cane Hill-south part, Hollymeoak Road, Portnalls Rd, Coulsdon	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3397/01/001/DM43.4/O	Ms A Cheetham	Object	DM43.4 502	<p>I would like to object to the proposed plans to set up gypsy and traveller sites for the following reasons:</p> <ul style="list-style-type: none"> <li>* It is an inappropriate use of Green Belt Land - this classification of land has been created to protect green areas, not to develop on them.</li> <li>* Should have proposed Brownfield or Industrial Land NOT green belt</li> <li>* Might set a dangerous precedent for more Green Belt land to be developed on</li> <li>* It will be potentially detrimental to the amenities of adjoining owners - for example, the business of The Coach House Café.</li> <li>* Sites that are located on the Green Belt, considered to be inappropriate development for Traveller sites and against Government Policy ("Planning policy for Traveller Sites", DCLG, August 2015)</li> <li>* Lack of relevant Amenities close at hand</li> <li>* Insufficient Local Infrastructure to accommodate the plans</li> <li>* Why are 2 proposed sites so close to each other?</li> <li>* Why are sites all based in South Croydon - not balanced proposal</li> <li>* Wouldn't it make more sense to expand existing permanent sites in Lathams Way off Beddington Farm Road</li> </ul>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3400/01/002/DM43.4/O	Mr Barnaby Powell	Object	DM43.4 502	<p>I am writing to object to the use of Coombe Farm off Oaks Road, site reference 502 as a gypsy and traveller site.</p> <p>These sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b, with Policy SP7.2 and the protection of the green grid or with 6.15 Strategic Objective 10 relating to the green grid;</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3402/01/001/DM43.4/O	Rev B Warren	Object	DM43.4 502	<p>Both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b, with Policy SP7.2 and the protection of the green grid or with 6.15 Strategic Objective 10 relating to the green grid.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3405/01/002/DM43.4/O Mr Amer Hameed

Object

DM43.4  
502

SP2.7 makes no mention of impact on the surroundings of the site and nearby residents. Accordingly, an additional criterion should be added 'f. Must be entirely acceptable in relation to its impact on nearby public spaces and residents and businesses in the area.' If this were included the proposals Ref 502, Coombe Form, and Ref 661, Coombe Lodge Nurseries, would immediately be seen to be inappropriate. Coombe Lodge Nursery is by the lovely gardens of Coombe Wood with its popular tea room and wooded area. Coombe Farm is green belt land in Lloyd Park, left to the people of Croydon by the Lloyd family and where families enjoy the open space, kids play in the play area, joggers, dog walkers and of other walkers exercise, spots are played, families snack in the café and everyone feels reasonably safe"

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

- 1 The area has already suffered from illegal camps on several occasions
- 2 The illegal camps have deposited substantial rubbish , including human waste, on each occasion
- 3 The camps have been noisy and disruptive and thefts have occurred from my garden shed whilst the travellers were in occupation
- 4 This area is Metropolitan Open Land and/or Green Belt and as such is protected from the proposed development. Such proposals are against planning policy at both local and national level
- 5 Coombe Farm is a listed building and the proposed development would be entirely detrimental to its setting even if not actually within its curtilage
- 6 Coombe Farm is within the panoramic view of Addington Hills which is subject to local planning policies
- 7 All land in the are subject to covenants over the freehold titles set by the Garwood family which prohibit the proposed development
- 8 There is little or no public transport provision, no shopping or schools within any reasonable distance of the sites. These are major requirement for any traveller settlement proposal in government guidance and policy
- 9 Why are no brownfield sites proposed which would be far more suitable, comply with planning policies and offer the amenities which are required to support the community of travellers
- 10 What are the findings of an Equality Impact Assessment - which must have been carried out - comparing the alleged benefits to the travelling community and the residents of the area. Have similar assessments been carried out and published on suitable brownfield sites.
- 11 Why has Heathfield Ward been selected as the location for two proposed sites when it is on the fringes of Croydon with little amenity provision suitable to support the traveller sites
- 12 The Local Plan sets no description of the council's statutory duties towards travellers. Do these proposals exceed the statutory responsibility and, if so, what are the council's reasons since none has been provided in the plan or in any consultations. Given the funding cuts leading to threatened reductions in services to residents and tax payers has the council carried out any consultations or sought the views of residents as to the priority to be given to the provision of travellers' sites?
- 13 The council admits that the sites will not deter other illegal

encampments. What measures have been considered to protect vulnerable sites in the area from incursion by travellers if/when the site are full

14 The area has a population of protected wildlife including deer, badgers, owls as well as an abundance of other wildlife. No measures are proposed to minimise the effect of the proposed developments nor any mitigation measures

15 Traffic in the area is already substantial. The junctions at both ends of Oaks Road are congested at peak times and are dangerous for pedestrians at all times. The proposed sites will increase the existing problems

16 Little or no consideration has been given in the plan to the protection of local amenity and the local environment quite apart from the other deviations from or contravention of local and national planning policy

17 It is clear from the plan that the council has ignored many alternative and more suitable sites which do comply with local and national planning policies and do not infringe on Green Belt Land. The proposals are illogical, counter to any tenets of sustainable development and appear to be prejudiced against a single ward - as no other options for location of the sites have been explored or have been dismissed without reason.

3414/01/007/DM43.4/O	Mr Chris McInerney	Object	Soundness - Justified	DM43.4 502	<p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3416/01/006/DM43.4/O	C Mortreuil	Object		DM43.4 502	Similarly a site for travellers with amenities which would prevent them from invading current green spaces is a good idea, but where to put it needs to be sensibly planned and the current proposal in my view is not adequate.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3417/01/003/DM43.4/O Mr & Mrs Colin Read

Object

Soundness -  
Justified DM43.4  
502

Gypsy/traveller sites should not be built on existing Green Belt land. This is totally inappropriate, as Green Belt is designed to remain undeveloped.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

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Object	Soundness - DM43.4 Justified 502	As a local resident I am writing to object to the use of the following locations as travellers/gypsy sites:  Coombe Farm off Oaks Road, reference number 502 Coombe Lodge Nurseries off Conduit Lane, reference number 661  Coombe Farm site (ref. no. 502) 1.it is in a Green Belt area. National guidelines say that travellers/gipsy sites in the Green Belt are inappropriate development. Even if the properties are demolished to provide for the pitches there will still be a large spill over into the Green Belt. This means that planning permission should not be available. 2.The site is on a single track lane with a very narrow access into Oaks Road which the large mobile homes will not be able to access. the lane is also used by aggregate lorries which are smaller, local residents, members of the sports ground and teams and visitors to LLOYD Park, a much loved and used public amenity. 3.The site has no safe waking route to schools, shops, doctors etc. There is no pavement along Oaks Lane and very poor lighting when dark. There is only partial pavement along one side of Oaks Road. How will this be safe to accommodate a large number of people including children. this means that the incomers will have to use their own means of transport to access the basics of life. 4.The size of the pitches would accommodate a far greater number of caravans than can be controlled by planning restrictions. Even if the restrictions are adhered to, this means there could be as many as three families on each pitch. With planning for 20 pitches this would mean 60 families and 60 mobile homes, not to mention cars, trucks, vans and caravans in tow. 5.National guidelines state that the site should not overwhelm the nearest settlement. the residents of Oaks Farm, Oaks Road and Oaks Lane would certainly be overwhelmed. how would social cohesion be achieved with local residents and potential conflict between Travellers of different nationalities. 6.There has been a long history of planning application refusals and avoidance of planning permission at Coombe Farm and the reasons for this should be re-visited. There is a history of unauthorised "pitches" in areas of Croydon over the past few years that has left a bitter resentment, especially in view of the residual mess and threatening	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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behaviour that has accompanied Travellers/Gypsies trespass. This behaviour is totally unacceptable and would not be tolerated in other groups in society. Despite their eviction it is the taxpayer who has to clean up their mess.

These two sites are totally unsuitable for Traveller/Gypsy sites and will be contravening National Guidelines on the use of Green Belt Land. This proposal has not been thought through in its effects on local residents and the needs of the Traveller/Gypsy community who will be abandoned on sites with no close amenities and very poor and unsafe access to their homes.

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3428/01/006/DM43.4/O	Mr Daniel Nuthall	Object	DM43.4 502	Also the proposal of a Gypsy site does not sit well with me at all. Firstly both the proposed sites ref 502 & ref 661 are in a green belt, a clear breach of policy. The site at Stroud Green is also liable to flooding together with the land being owned by Thames Water and who's offices are a listed building.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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Object Soundness - DM43.4  
Justified 502

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

3438/01/009/DM43.4/O	Mr D Lane	Object	DM43.4 502	<p>I object to the use of the site for gypsy and traveller accommodation. As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".</p> <p>The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>	
3445/01/007/DM43.4/O	Mr E King OBE	Object	Soundness - Justified DM43.4 502	<p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	<p>If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

3448/01/002/DM43.4/O	Mr & Mrs Shaw-Smith	Object	DM43.4 502	<p>We strongly object to the disturbing proposals of Croydon Council to quadruple the area of gypsy sites in the Croydon area, in particular to sites regarding Reference numbers 502, 661 and 755. Green Belt areas are invaluable and should be protected as per previous acknowledgements (c.f. Policy E of Planning Policy for Traveller Sites, published by the Government in August).</p> <p>Also Croydon already has a bigger than average share of "problematic and challenging" social make-up than the rest of the country, and as such quadrupling gypsy sites in the borough seems a gross overreaction to pressure to 'meet targets'. Policies and planning should focus on the development of an area rather than on enforcing undesirable land uses on the existing hard working population.</p> <p>Existing traveller sites are appalling examples of living conditions, and building small blocks of flats in current sites could house a number of travellers either living there already or wishing to move to the borough.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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3448/01/008/DM43.4/C	Mr & Mrs Shaw-Smith		DM43.4 502	<p>We strongly object to the disturbing proposals of Croydon Council to quadruple the area of gypsy sites in the Croydon area, in particular to sites regarding Reference numbers 502, 661 and 755. Green Belt areas are invaluable and should be protected as per previous acknowledgements (c.f. Policy E of Planning Policy for Traveller Sites, published by the Government in August).</p> <p>Also Croydon already has a bigger than average share of "problematic and challenging" social make-up than the rest of the country, and as such quadrupling gypsy sites in the borough seems a gross overreaction to pressure to 'meet targets'. Policies and planning should focus on the development of an area rather than on enforcing undesirable land uses on the existing hard working population.</p> <p>Existing traveller sites are appalling examples of living conditions, and building small blocks of flats in current sites could house a number of travellers either living there already or wishing to move to the borough.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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3449/01/001/DM43.4/O	Mrs E Thomas	Object	DM43.4 502	I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3457/01/003/DM43.4/O	Mr E Jakeman	Object	DM43.4 502	I object to the proposal to create three gypsy/traveller sites reference numbers 502/661/755. All sites are in the Green Belt which makes them an inappropriate development. In addition they are some distance from schools, public services etc.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3458/01/002/DM43.4/O	Ms E Randall	Object	DM43.4 502	I strongly object to the following proposals which will have a negative impact on either green belt land or the character of an area.  Coombe Farm off Oaks Road, which is identified as suitable for 15-20 pitches (pages 449-450, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 502);	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3461/01/009/DM43.4/O	Mr F Kurum	Object	DM43.4 502	I am writing to object to: The use of Coombe Farm (ref 502) and Coombe Lodge Nurseries (ref 661) as gypsy/travellers site	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3465/01/004/DM43.4/O	Mr & Mrs Hobbs	Object	DM43.4 502	I am writing to you to object to the use of a site off Oaks Road as a traveller site (Coombe farm). Reference number 502 and the use of Coombe Lodge Nurseries, off Conduit Lane as a further travellers site. Reference number 661	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3474/01/005/DM43.4/O	Mr Dennis King Sanderstead Residents' Associatio	Object	Soundness - DM43.4 Consistent 502 with National	<p>The three locations earmarked for gypsy and traveller sites are all located on green belt land.</p> <p>Conduit Lane</p> <p>Coombe Farm off Oaks Road and Pear Tree Farm</p> <p>Featherbed Lane</p> <p>Policy E, Planning Policy for Traveller Sites published by the Government and also backed by the London Plan states that they are inappropriate development.</p> <p>On what basis therefore do Croydon consider they are better advised than more experienced authorities. They are high cost implications for Croydon should they proceed with this policy.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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3483/01/002/DM43.4/O	Depal Patel	Object	DM43.4 502	<p>I have heard of Croydon Councils proposals for Traveller sites within the borough. I understand that "favoured sites" are Conduit Lane, Coombe Farm and Featherbed Lane. As a resident of Croydon, I am extremely concerned that this green belt area is being considered for use as residence. Addington hills and Coombe woods are an area of outstanding beauty and home to the largest area of heathland in London. Locating Traveller's encampments sites right on the doorstep of this green belt area would undoubtedly have dire consequences for flora, fauna, the natural habitat and wildlife as a whole, leading to irreversible damage. Please could Croydon Council reconsider this issue and please consider not going ahead with this proposal. The consequences to the natural environment and the delicate socio-ecological balance that currently exists would be damaged permanently with travellers' communities housed in a wildlife locality. There are better options to house people in Croydon and right in the middle of a green belt area which the residents of Croydon hold a lot of regard and pride for is not one of them. I would strongly advocate considering urban areas of the borough which are fit for housing - such proposals must not be made or favoured without a thorough ecological and environmental impact assessment and evaluation. I am very concerned with this proposal also because Croydon Council is meant to work in partnership with the British Trust for Conservation (BTCV) and a regional office is located on the woodland premises. Scrapping this proposal is the right thing to do and the right thing for Croydon.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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The proposal to develop Coombe Farm, Oak Road as a residential development for a Gypsy and travelers site does not fall within the Strategic Objectives because:-

Objective 2: This development will not Foster an environment where existing enterprise can prosper, but will reduce enterprise

Objective 4: This development will not reduce social, economic and environmental deprivation. It will not reduce unemployment, improve skills and education and improve environmental conditions, the development is not in keeping with the surrounding area.

Objective 5: This development is not high quality and will not enhance the borough's natural environment but will reduce the natural environment by turning a farm into a travelers housing site

Objective 7: This development will reduce the area as a safe, healthy and cohesive community.

Objective 10: This development will reduce the quality and accessibility of green space and nature.

This development will compromise the ability of future generations to meet their own needs. The development will change the outlook and community within the Shirley area and future generation will suffer because of this. This proposed development of a travelers site within the Shirley area is not within keeping of the current development within this area. Shirley comprises of large semi and detached houses with large green areas. This development is in no way in keeping with out housing in the area. Changing a green area to an area of residential housing will cause harm and reduce the outlook of the area. Building a travelers site will increase noise levels, and ruin the character of the area and this development would overwhelm this green area. Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. This development would diminish the striking view of the area of Addington Hills and Coombe Farm area.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3485/01/003/DM43.4/O	Mr Alnoor Visram	Object	DM43.4 502	<p>SP2.7 makes no mention of impacts on the surroundings of the site and nearby residents.</p> <p>Accordingly, an additional criterion should be added "f. Must be entirely acceptable in relation to its impact on nearby public spaces and residents and businesses in the area".</p> <p>If this were included the proposals ref 502, Coombe Farm, and Ref. 661, Coombe Lodge Nurseries, would immediately be seen to be inappropriate.</p> <p>Coombe Lodge Nursery is by the lovely gardens of Coombe Wood with its popular tea room and wooded area. Coombe Farm is green belt land in Lloyd Park, left to the people of Croydon by the Lloyd family and where families enjoy the open space, kids play in the play area, joggers, dog walkers and of other walkers exercise, spots are played, families snack in the café and everyone feels reasonably safe.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
3487/01/001/DM43.4/O	Mr G von Gerard	Object	DM43.4 502	<p>I wish to register my objection to the proposed locations for traveller sites, namely Coombe Farm (Ref 502) and Coombe Lodge Nurseries (Ref 661) in the Local Plan proposals. These sites are in the Green Belt and, as the Government's policy (Policy E of Planning Policy for Traveller Sites) states, 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

Objections raised to the use of the following locations as Gypsy/Traveller sites:-

Coombe Farm off Oaks Road  
Reference Number 502  
Coombe Lodge Nurseries off Conduit Lane Reference Number 661

1. How has the London Borough of Croydon involved its Community in the planning of the Coombe Farm and Coombe Gardens Traveller Sites? What opportunity was given by Croydon Council for the local residents to put forward their own ideas and participate in the development of the Sites? See - London Borough of Croydon's "Statement of Community Involvement - October 2012" (<https://www.croydon.gov.uk/sites/default/files/articles/downloads/involvement-oct12.pdf>) Reference 2.11 & 2.12 - these Guidance Rules have been ignored

2. There is no pavement access to either of the proposed sites therefore most travel to and from these sites to local amenities, (shops/doctors/schools) would be by vehicle – causing even greater traffic problems to the Coombe and Oaks Road junction.

3. Residents call for an independent (i.e non-Labour) lead enquiry into the full extent Dr Anwar Ansari (owner of Coombe Farm, a proposed traveller site) has been able to influence Croydon Council specifically & Labour Government more broadly through financial bribery?

4, Under the freedom of information act, can you please confirm how planning applications Dr Anwar Ansari or a member of his family have submitted to Croydon Council and how many have been accepted/approved ( including those with conditions).

Quote from the 2011 Localism Act; "Through the Localism Act, the Government has abolished the Standards Board regime. Instead, local authorities will draw up their own codes, and it will become a criminal offence for councillors to deliberately withhold or misrepresent a financial interest. "

Tens of thousands of pounds including cash equivalent goods & services (e.g supply of rent-free premises for council business, travel expenses and campaign donations) have been disclosed but misrepresented as donations. These are in fact bribes in return for planning leniency (see press article.) <http://insidecroydon.com/2015/08/21/property-developer-ansari-donates-to-cooper-and-khan/>

4, Under the freedom of information act, can you please confirm how

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

planning applications Dr Anwar Ansari or a member of his family have submitted to Croydon Council and how many have been accepted/approved ( including those with conditions).  
 5,the restrictive Covenants for Coombe Farm, (defined as 80 Oaks Road) which are for "the Settlers and their successors in title" states "No part of the Property shall be used for any offensive noisy, dangerous pursuit or occupation or for any purpose which shall or may grow to be in any way a nuisance damage grievance or annoyance to neighbouring properties or the neighbourhood."

3492/01/008/DM43.4/O	Helen Silk	Object	DM43.4 502	I am writing to object to the plans to build gypsy/traveller sites in the area of Shirley and the building of anything on any area of green belt land, green spaces or back gardens	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3495/01/003/DM43.4/O	Mr Ian Harris	Object	DM43.4 502	<p>I am writing to object to the use of the following locations as gypsy and traveller sites:          Coombe Lodge Nurseries off Conduit Lane, site reference 661;          My objection is based on the fact that the use of both sites for such a purpose would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. To summarise my objections to the location of traveller sites at either (or both) Conduit Lane and/or Coombe Farm, these would be that:</p> <ul style="list-style-type: none"> <li>•they would be detrimental to the amenities of adjoining owners</li> <li>•it would constitute inappropriate use of Green Belt Land</li> <li>•sites that are located on the Green Belt, considered to be inappropriate development for Traveller sites (temporary or permanent) would be against Government Policy ("Planning policy for Traveller Sites", DCLG, August 2015)</li> <li>•there would be a lack of relevant amenities close at hand</li> <li>•there would be insufficient local infrastructure to accommodate the plans</li> <li>•the selection of proposed sites should have a bias towards 'brownfield' or industrial land, not Green Belt</li> </ul>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3495/01/008/DM43.4/O	Mr Ian Harris	Object	DM43.4 502	I would also ask: Why are the two sites in very close proximity to one another being proposed? What is the rationale for creating an imbalance across the borough with all sites being proposed in the South of Croydon? Why not expand the existing Permanent Gypsy Site in Lathams Way off Beddington Farm Road? If one has to select one of the proposed sites, the preference is for Pear Tree Farm & Pear Tree Farm Cottage, Featherbed Lane	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3496/01/006/DM43.4/O	Mr Ian Leggatt	Object	DM43.4 502	This site is in Green Belt and to create a Traveller site here constitutes 'Inappropriate Development' in contravention of Policy E of the Governments Planning Policy for Traveller Sites. I object to the proposal.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3497/01/002/DM43.4/O	Mr Ian Enlgeback	Object	DM43.4 502	I am writing to object to the use of the following locations as gypsy/traveller sites at Coombe Farm off Oaks Road (reference number 502). These locations are designated Green Belt and close to sites of Nature Conservation Interest, allocation of such land to gypsy/traveller sites is in contradiction to established government policy as laid out in Planning Policy for Traveller Sites (Policy E).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3501/01/004/DM43.4/O	Gaynor Lawrence	Object	DM43.4 502	Please see this email as my objection to the proposed housing. This is ridiculous. The village is small and the road going through the village would NOT suffice the extra traffic! I pay a maintenance charge and moved here as it is a quiet location. I have been burgled a couple years back due I believe to the travellers that squatted on the land here and I do not want that fear again. Please rethink this crazy idea and let me know how I can further stop this.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3503/01/004/DM43.4/O	Mr Gary Kenney	Object	DM43.4 502	<p>I am writing to show that I object to a number of your plans around the Shirley area. I contest that you need to build on our green sites and bring in new 'traveler' sites into Shirley.</p> <p>On top of this I cannot understand the need to bring 'medium' high rise buildings in and around Shirley, including Devonshire way and the new proposals around Hartland way.</p> <p>Please can you let me know if my objection has been noted and how I can make it more official?</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3507/01/002/DM43.4/O	Mrs Jolanta Berry	Object	DM43.4 502	<p>It has come to my attention, that the Council is currently considering to change the designation of areas of Green Belt and Metropolitan Open Land, in particular, that of Coombe Farm off Oaks Road, and Coombe Lodge Nurseries off Conduit Lane.</p> <p>I am most surprised and disappointed, that people within the Council who have been employed to represent and implement the views and wishes of local residents, are pursuing such ideas.</p> <p>I am very strongly objecting to the idea, and ask you to withdraw the proposals. They will have a detrimental effect on the quality of life for the local residents, and will forever change the character of the area for the worse.</p> <p>I would ask you to withdraw any plans to change the current status, and to confirm in writing, that my objection and representation has been received, and will be given a due attention. As I understand, a large majority of residents are opposing the idea and expect that you will respect their wishes and views.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3508/01/002/DM43.4/O	Jennifer Worstall	Object	DM43.4 502	<p>I urge the Council to re-consider allowing traveller sites in the former Croydon nursery in Coombe Woods and at Coombe farm in Lloyd Park – both unsuitable sites, as they are not near amenities such as shops/schools etc which travellers may need to access. The A23 offers a better location for these traveller sites and has better road access too.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3510/01/010/DM43.4/O	Katrina Neal	Object	DM43.4 502	<p>I most virulently object against the proposal for gypsy traveller sites on Coombe Farm off Oaks Road - ref 502.</p> <p>This is because I have been a victim of travellers and their general anti social behavior/culture/damage/ threatening behaviour in the past....most recently when they illegally took over property in Wickham Road (the old La Rijoca site) in 48 hours you cannot believe the damage they did and how awful it was..I will object to anything that is EVER planned to house them near anywhere I live</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
3511/01/004/DM43.4/O	Jenny Hayden	Object	DM43.4 502	<p>Ref nos 502, and 661</p> <p>I strongly object to the use of either of these sites for gypsy/traveller sites. They are both in the Green Belt and one of them borders a conservation site. Policy E of Planning Policy for Traveller sites, published by the Government in August, states unequivocally " Traveller site, temporary or permanent , in the Green Belt are inappropriate ." The Council's approach is clearly in breach of that policy. Both of these sites are some distance from public services. There is an existing site off the Purley Way, could this site not be increased ? The public services in this area are far better than by the other proposed sites.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

3514/01/007/DM43.4/O Julia Sims	Object	DM43.4 502	<p>As a local affected resident, I am registering my comments and objections to the proposals as documented in the Croydon Local Plans CLP1.1 and CLP2.</p> <p>6 Proposed Policy DM43 Creation of Gypsy/Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Farm and Pear Tree Cottage, Featherbed Lane As a local affected resident, I am registering my comments and objections to the proposals as documented in the Croydon Local Plans CLP1.1 and CLP2.</p> <p>Policy DM43, reference Site 502 Coombe Farm reference Site 661 Coombe Lodge Nurseries and reference Site 755 Pear Tree Farm and Pear Tree Cottage. I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and Coombe Farm is on a site of an Archaeological Priority Zone and contains an area of Nature Conservation Importance. Such development is in breach of Policy E of Planning Policy for Traveller Sites, which says that "Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development". All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites by 2017, and 39 by 2036 is extremely excessive and will have a significant adverse impact on the borough.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3519/01/001/DM43.4/O Mr G Brooks	Object	DM43.4 502	Both my wife and I formally wish to object to the councils proposals for development to the green belt at Coombe Farm and especially for the creation of Travellers sites to them.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object Soundness - DM43.4  
Justified 502

I wish to voice my concerns regarding the following:

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I totally object to any reduction of green space in the borough of Croydon in favour of development. I agree wholeheartedly with Garvin Barwell MP and wish to oppose any such plans. In particular, the idea of a travellers site at the suggested sites is preposterous.

There have been problems in this borough with 'travellers' for many years. To the extent that defences, barriers built up grass mounds, have been created to keep out such illegal encampments. Whilst what the Council are proposing is to legalise such sites, I have witnessed the conditions these area have been left in when travellers have moved on, piles of rubbish including human waste and damaged the area! This has been a massive expense to the council over the years. Areas around Coombe Gardens and Lloyd park are much loved and used recreational areas for the people of Croydon and surrounding areas. A gypsy encampment would be a disaster!!

If there is an obligation for the council to provide facilities for travellers, any such area should be very carefully assessed and considered, taking into account all the attributes of the area and how such a camp would affect it. In this instance the suggested areas are totally inappropriate.

I object to the proposed sites of Coombe Lodge Nurseries 661, and Coombe Farm 502, being used as sites for gypsies and travellers because;

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

1. It will be detrimental to the amenities of adjoining owners.
2. It is inappropriate use of Green Belt Land. Sites that are located on the Green Belt are considered to be inappropriate for Traveller sites (temporary or permanent) and against Government Policy, "Planning policy for Traveller Sites," DCLG, August 2015.
3. There is a total lack of amenities close at hand.
4. There is insufficient Local Infrastructure to accommodate the plans.
5. The selection of Proposed Sites should have a bias towards Brownfield or Industrial Land, not Green Belt.
6. Imbalance across the borough with all Sites being Proposed in the South of Croydon.
7. Why not expand of the existing Site in Lathams Way, off Beddington Farm Road.
8. If one has to select one of the proposed Sites, the preference would be for Pear Tree Farm & Pear Tree Farm Cottage, Featherbed Lane.

Other Sites that the council should consider are:

1. 16 Heath Clark playing fields, Stafford Road, Waddon.
2. 120 Timebridge Community Centre, Field Way, New Addington.
3. 518 Land adjacent to 103 Goodenough Way, The Admirals Walk, Old Coulsdon.
4. 522 Wandle Road surface car park, Wandle Road, Croydon Opportunity Way.
5. 536 Land of former Croydon Airport Runway, south of Imperial Way, Waddon.
6. 552 Land adjacent to Ashburton playing fields, at rear of 2 - 88 Coleridge Road, Addiscombe.
7. 553 By Pavillion Playing Fields, Purley Way, Waddon.
8. 632 Land south of Threehalfpenny Woods, Kent Gate Way, Bridle Way, Addington.
9. 636 Land west of Timebridge Community Centre, Lodge Lane, Elmside, Addington.
10. 767 Cane Hill - south part, Hollymeoak Road / Portnalls Road Coulsdon.

3539/01/002/DM43.4/O	Mary Norman	Object	DM43.4	<p>I object to plans to de-designate the metropolitan open land on either side of Shirley Oaks Road and all around Shirley Oaks Village as it is Green Belt and precious open land. I also object to gypsy/travellers sites; Coombe Farm off Oaks Road (Ref No. 502), as they are both in the Green Belt and one of them borders a site of Nature Conservation interest. Policy E of Planning Policy for Travellers Sites published by the Government clearly states: 'Travellers sites (temporary or permanent) in the Green Belt are inappropriate development'. The Council is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/travellers sites in the borough - they should look elsewhere (for example, off the Purely Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
3547/01/010/DM43.4/O	Mr I Fuell	Object	Soundness - Justified DM43.4 502	<p>5.The use of the following locations as gypsy/traveller sites:</p> <ul style="list-style-type: none"> <li>•Coombe Farm off Oaks Road; reference number 502; and</li> <li>•Coombe Lodge Nurseries off Conduit Lane; reference number 661.</li> </ul> <p>These are both in the Green Belt, where Policy E of Planning for Traveller Sites clearly says that "travellers sites (temporary or permanent) in the Green Belt are inappropriate development".</p> <p>This is also likely to have a negative effect on the Site of nature conservation interest that one of the sites would border, and both sites are a distance from public services. It is also likely to create increased traffic problems in an area that is not best suited for such sites.</p> <p>Consideration should be given to the refurbishment of the existing sites, or where this is not possible, alternative and more appropriate sites.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

I have been a Croydon resident for many years (over 47), and have watched Croydon wax and wane. In all those years, Croydon has often been regarded as rather down at heel and a bit of a joke; it has been misrepresented in the media too many times in my view. Croydon remains a vital communications hub, which seems only recently to have been recognised. Given all the development in and around East Croydon station, your plan for these improvements is beginning to take shape. As we all know, London Victoria in 20 minutes, London Bridge in 20 minutes; not to mention the east/west Tramlink which has become so popular that TfL decided to grab it! Croydon's communications should be more widely acknowledged. You were elected on a ticket to not only improve Croydon for ALL its residents but also to preserve its assets such as the green belt and areas of special scientific interest. Imagine my dismay and great disappointment when I discovered in your proposal that you considered it perfectly legitimate to build on green belt – absolutely at odds with your manifesto. AND that you are prepared to ignore your promises in preserving Croydon's assets to the very people who elected you. How can the electorate trust you in the future, especially at the next council election, if you blatantly disregard your election pledges and set about to destroy the green spaces enjoyed by many of Croydon's residents? All green belt is part of Croydon's assets, it represents the lungs of Croydon, benefitting all and in many cases providing a haven for migratory birds as they stop-over en route and indeed other wild life whose habitat is likely to be destroyed/diminished if the green belt is built on. Altering the status of green belt or areas of special scientific interest enabling it to be built on does NOT alter the fact that once built on it will never revert to green belt and therefore will be lost (to Croydon and its electorate), forever. I would urge you to reconsider you proposals to destroy part of the green belt and to maintain the status of the open spaces as is. Croydon occupies a vast area and I am certain you could find suitable alternatives for the travellers which met their needs of access to public transport and retail amenities without destroying the green belt or areas of special scientific interest if you tried hard enough. I am sure you are aware that Government policy states "Traveller sites temporary or permanent in the Greenbelt are

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

inappropriate development "

3551/01/002/DM43.4/O	Mr & Mrs Halliday	Object	DM43.4 502	POLICY: Sites Proposed for Gypsy and Traveller Sites: Site Ref: Number 661, Site Ref: Number 502 REASONS FOR OBJECTING: 1.Increased Traffic Congestion 2.Detrimental to Amenities of Local Residents 3.Lack of Amenities in Area 4.Not suited for Green Belt Land 5.Preservation Of Green Belt is of Vital Importance 6.Lack of Sufficient Police Services 7.Insufficient Local Infrastructure to Accommodate such a Development 8.Proximity of Many Schools, Infant Nurseries and Restaurants	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3552/01/002/DM43.4/O	Miss Lisa K Hall	Object	DM43.4 502	I write to object to:  •The use of the following locations as gypsy and traveller sites on the basis that both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b: •Coombe Lodge Nurseries off Conduit Lane, site reference 661; •Coombe Farm off Oaks Road, site reference 502;	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3563/01/002/DM43.4/O	Mr Michael Gorman	Object	DM43.4 502	I write to you with regards to the proposed Traveller site's at Coombe Lodge Nurseries/Coombe Farm & Pear Tree Farm, Featherbed Lane. I was shocked and surprised to find out these sites are being proposed, can this really be the vision of Croydon we want to promote? I have had the pleasure of travellers parking up in the park opposite where I live on Shirley Church Road and I can assure you the rubbish, destruction and human feces left were frankly disgusting. I appreciate sites have to be made available but why in such densely populated areas like Croydon? I know fellow local residents will be very upset and apprehensive regarding the safety of their property with a site so close.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3566/01/007/DM43.4/O	Maureen Wilcox	Object	Soundness - Justified DM43.4 502	<p>Happy for the Council to replace under-used garages with much-needed homes, but will be objecting to building on precious open space.</p> <p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3568/01/004/DM43.4/O	Mr Mike Jones	Object	DM43.4 502	Why build gypsy encampments? They are travellers and should be encouraged to continue travelling. If such land is available then it should be for social or normal housing		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3570/01/004/DM43.4/O	Mr & Mrs Adams	Object	DM43.4 502	It is entirely inappropriate to consider creating Gypsy/Traveller sites in these locations. Not only are these greenbelt sites, they are also very close to residential areas and several schools. In August, the Government published "Planning Policy for Traveller Sites" in which Policy E states: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3574/01/002/DM43.4/O	Mr Peter Newsham	Object	DM43.4 502	<p>I am a resident of Shirley and I wish to register my objection in the strongest possible terms to proposed developments in Shirley and to add my voice to that of my MP, Mr Gavin Barwell, whose views on this matter I echo.</p> <p>The proposed Travellers' site, ref. 502, contravene present legislation because they are in the Green Belt and are therefore classed in Government documents as 'Inappropriate development'. Does the Council propose to break the law as well as ride roughshod over massive public objection to this plan?</p>		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3591/01/004/DM43.4/O Mr Nick Barnes

Object

Soundness -  
Justified DM43.4  
502

Having read both local plans for the shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

None of these plans will benefit Shirley and I object to them all.

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502

I wish to object to some of the proposals in the Croydon Local Plan as follows:

I object to the proposal (policy DM44.2 Table 11,17) to create a Gypsy/Traveller site on Conduit Lane next to Coombe Wood Gardens (site 661) and/or Coombe Farm (site 502). Policy E of "Planning Policy for Traveller Sites" published by the Government in August states that "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development" This would not comply with Policy SP2.7a and SP2.7b Previous scenes from Traveller sites demonstrate that they end up as dump; not the sort of image we want to portray for Croydon.

I object to the proposed loss of Green Belt status for  
(1) Coombe Playing Fields - (site ref 662) and object to the proposal for development in Policy DM44.2 Table 11.17  
(2) Croham Hurst - this is a biological Site of Special Scientific Interest and a Site of Metropolitan Importance for Nature Conservation  
(3) Sanderstead Plantation  
The de-designation of these sites would not comply with Policy SP7.2 and protection of the green grid.

I object to the proposed loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm. Loss of protection will open up these roads to inappropriate development. Roads, such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas.

I object to the possible "Garden Grabbing" that policy DM2 will make much easier. National and London policy classifies gardens as green field, but the proposed new policy DM2 says that the Council will allow building on gardens. We need to keep our green spaces.

I also object to the proposed retail development of the old "Good Companions Pub" site in Hamsey Green, which the proposed policy DM4 1.3 table 11.14 (site 306) would allow. A retail outlet in such a location would cause traffic chaos. It will be far better to develop it as a residential site (with ample parking) and in character with other housing in the area - not a block of flats.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

On the question of parking; I note that some new developments do not seem to cater for this. Green Dragon House being a typical example. All new developments should provide for ample parking for residents and their families.

Please take the above comments into account when assessing the proposed Croydon Local Plan.

Yours faithfully

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Object Soundness - DM43.4  
Justified 502

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. I am concerned that all three sites are also some considerable walking distance away from GP practices, shops, schools, public transport and other local services which would be contrary to the Council's Health and Wellbeing Strategy.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

3700/01/001/DM43.4/O	Ms J Doran	Object	Soundness - Justified	DM43.4 502	<p>As a supplier to Oaks Farm I am objecting to the use of Coombe Farm as a Gypsy and Traveller site.</p> <p>The site is in Green Belt and is contrary to national policy that says that Gypsy and Traveller sites are inappropriate development in Green Belt.</p> <p>There is a long history of planning application refusals and avoidance of planning permission at Coombe Farm.</p> <p>The access road is single track and not suitable for larger mobile homes, or trucks, cars, vans or trailers.</p> <p>There is no safe walking route to schools, shops or doctors as there is no pavement and very poor lighting when dark. Local schools are oversubscribed and too far away.</p> <p>The land is in private ownership and any funds spent on purchasing the site by Croydon Council could surely be better spent elsewhere on behalf of the population of Croydon.</p> <p>Several businesses which make a big contribution to the local economy and also provide much needed amenity to the public will be detrimentally affected by the site.</p> <p>There could be up to three families per pitch as won't be controlled by planning condition and this would overwhelm the residents of Oaks Farm, Oaks Road and Oaks Lane and would not be cohesive to social cohesion.</p> <p>The</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3702/01/002/DM43.4/O	Ms J Fasham	Object		DM43.4 502	I object to the use of these locations as traveller sites, as they are both in green belt land and one of them borders a site of Nature Conservation interest, this is clearly in breach of policy E . Both sites are some distance from Public Services and the road here could not cope with more traffic.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3704/01/004/DM43.4/O	Mrs J Horton	Object		DM43.4 502	I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3715/01/007/DM43.4/O	Jenny Tighe	Object	DM43.4 502	would also like to object to the following applications for traveller sites. Application numbers: 502, 661 and 755. All three are in green belt land and therefore inappropriate developments and should not be allowed to go ahead.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3720/01/002/DM43.4/O	Mr J Wilkinson Jamar	Object	DM43.4 502	I would like to object to these proposals in particular as they seriously impinge on The Green Belt. They would be inappropriate development and not comply with relevant Policy. They are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Where I live in The Ballards Farm Area there is a significant number of development proposals annually - mainly back garden development - all with negative implications for the valuable Green Belt. Croydon needs more not less. "Protecting the borough's open space and the (sic) distinctive heritage and character, alongside the necessary infrastructure to mitigate the impact of growth" is in everyone's long term interest.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3723/01/008/DM43.4/O	Mrs j Middleton	Object	DM43.4 502	I object to the use of the site for a gypsy and traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3724/01/003/DM43.4/O	Mr Mike Marcroft	Object	DM43.4 502	Please do not allow the above to settle on Green Belt land. There must be other sites in the Borough that can be made available. Our Green Belt land is precious to us all.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3728/01/003/DM43.4/O	Sarah McNamara	Object		DM43.4 502	I would just like to express my concern about Croydon Council's plans to build in these three Green Belt areas. I understand and appreciate the need for more homes across the borough but could you, again, consider using all the empty homes and office spaces instead of filling up beautiful and plentiful land?	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3735/01/010/DM43.4/O	Mr Tim Duce	Object	Soundness - Consistent with National	DM43.4 502	I strongly object to the building of gypsy traveller sites on Green Belt, especially as one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Nature Conservation is indeed a very low priority to the travellers that I have seen. I voluntarily clear up the dumping at Addington Hills and have witnessed the appalling environmental destruction wreaked by visiting travellers. Cleaning up after their visits is a very costly exercise, so putting travellers close by a Conservation Site would be extremely foolhardy. Over the next few years, it would cost council tax payers a fortune.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3738/01/001/DM43.4/O	Tina Ferron	Object		DM43.4 502	Refusal to the gypsy site application in Shirley. I'm a resident in Shirley. I strongly advise this shouldn't happen.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3739/01/001/DM43.4/O	Mr Tom Tannion	Object	DM43.4 502	<p>I wish to register the strongest possible objection to the specific proposals in the Croydon Local Plan proposing a school or gypsy site at Conduit Lane, and a Gypsy site at Coombe Farm.</p> <p>Regarding Conduit Lane, clearly, Niccolo Machiavelli would have been proud of the tactic of proposing a gypsy site or a school there. Presumably, the thought was that people are gullible enough to believe that these are either / or proposals!! They are certainly as different as chalk and cheese. I consider both options to be unhelpful, inappropriate and out of keeping with the current use of the area. I am also generally surprised that they are considered viable options worthy of serious consideration as they appear random in nature and devoid of any real local knowledge.</p> <p>Regarding both gypsy site proposals, neither are in keeping with the existing 'texture' of the areas. They add nothing to the quality of life of local residents (quite the contrary) and generally they are so out of keeping with the current general use enjoyed by those neighbourhoods that one is left wondering how they even made it into a plan? Were the proposals drawn up by someone completely ignorant of the area?</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
3743/01/002/DM43.4/O	Mr Bryan Baker	Object	DM43.4 502	<p>SP2.7 makes no mention of impact on the surroundings of the site and nearby residents. Accordingly, an additional criterion should be added 'f. Must be entirely acceptable in relation to its impact on nearby public spaces and residents and businesses in the area.' If this were included the proposals Ref. 502, Coombe Farm, would immediately be seen to be inappropriate. Coombe Farm is green belt land in Lloyd Park, left to the people of Croydon by the Lloyd family and where families enjoy the open space, kids play in the play area, joggers, dog walkers and other walkers exercise, sports are played, families snack in the café and everyone feels reasonably safe. I consider both Coombe Farm and Coombe Lodge Nursery as wholly inappropriate places to locate gypsies and travellers.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

3744/02/007/DM43.4/O	Diane Simpson	Object	Soundness - Justified	DM43.4 502	<p>Happy for the Council to replace under-used garages with much-needed homes, but will be objecting to building on precious open space.</p> <p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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3748/01/001/DM43.4/O	Juliet Stevenson	Object	Soundness - Justified	DM43.4 502	<p>I am objecting the the proposed sites - Coombe Lodge Nurseries, Coombe Farm, Pear Tree Farm - on the following grounds:</p> <p>It is an inappropriate use of Green Belt land and the proposals are contrary to the Government policy (Policy E of the Planning Policy for Traveller sites) which states that "Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development"</p> <p>Selection of proposed sites should have a bias towards Brownfield or Industrial land not Green Belt</p> <p>It is detrimental to the amenities of the adjoining owners</p> <p>There is a lack of relevant amenities close at hand</p> <p>There is a lack of local infrastructure to accommodate the plans and additional traffic</p> <p>All the proposed sites are in the south of the borough with two being very close together</p> <p>There is already an existing permanent site in Lathams Way which could be expanded</p>		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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3749/01/001/DM43.4/O	Mr Michael Eldridge	Object	DM43.4 502	I am making representations against the proposed Travellers' sites at Coombe Lodge Nurseries, Conduit Lane, Coombe Road, South Croydon., CR0 5RQ (Site reference number: 661) and at Coombe Farm, Oaks Road, Shirley, CR0 5HL ( Site reference number:502). Both these proposed sites are within the Green Belt and the proposals are contrary to Government policy (Policy E of Planning Policy for Traveller Sites) which states that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.' In addition the areas in question form a particularly precious 'green lung' not far from the centre of Croydon and any development would in my view be deleterious to this amenity. I cannot suggest alternative suggested sites but would prefer one that is not within Green Belt/Metropolitan Open land, of which I understand there are several in the Borough of Croydon.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3753/01/006/DM43.4/O	Moyra Ruffell	Object	DM43.4 502	I am emailing you to express my concerns about Croydon Council's Plans to build Gypsy/Traveller sites in Green Belt areas. I understand that there is a great need for housing in the Croydon area and that the number of homeless people in Croydon is high. However, I need assurance that in providing this need we do not destroy our few remaining green spaces as these are vital to the well-being of our environment and people's health. When I received the information about these proposals from my MP and local residents' association I had been away from home and so have not studied these plans in depth. However, with the information I have I cannot visualize how these proposals would work without destroying the character of the Shirley area and the destruction of our few remaining green areas. In order for me to agree to these proposals I would not only require the assurance that these environmental issues were taken into account but the homes that are planned for were affordable to those who are in need of a home, and that they were of good quality, energy efficient homes. Finally, having lived in Shirley for many years I have seen the increase in traffic which has brought about an increase in air pollution which is detrimental to our health. This is another important factor that has to be borne in mind when increasing the density of the population of the area.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3754/01/006/DM43.4/O	Myra Rand	Object		DM43.4 502	I fully oppose the proposals to build on green land, especially for travellers' sites.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3756/01/001/DM43.4/O	Mr Neil Stevenson	Object	Soundness - Justified	DM43.4 502	<p>I am objecting the following proposed sites:</p> <ul style="list-style-type: none"> <li>•Coombe Lodge Nurseries (Site Reference Number 661)</li> <li>•Coombe Farm (Site Reference Number 502)</li> </ul> <p>The reasons for my objection are on the following grounds:</p> <p>It is an inappropriate use of Green Belt land and the proposals are contrary to the Government policy (Policy E of the Planning Policy for Traveller sites) which states that "Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development"</p> <p>Selection of proposed sites should have a bias towards Brownfield or Industrial land not Green Belt</p> <p>It is detrimental to the amenities of the adjoining owners</p> <p>There is a lack of relevant amenities close at hand</p> <p>There is a lack of local infrastructure to accommodate the plans and additional traffic</p> <p>All the proposed sites are in the south of the borough with these two in particular being very close together</p> <p>There is already an existing permanent site in Lathams Way which could be expanded</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3757/01/001/DM43.4/O	Kavinda Pelpola	Object		DM43.4 502	I live on Coombe Lane in Croydon and would like to formally object to the proposal to build traveller sites at Coombe Farm (off Oaks Road) and Coombe Lodge Nurseries off Conduit Lane. I believe these proposals will change the character of this area which I live in significantly for the worse. I also understand that the proposals are contrary to Government policy (Policy E of Planning Policy for Traveller Sites) which states that traveller sites, temporary or permanent, may not be built on Green Belt land.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object Soundness - DM43.4  
Justified 502

1. It is in a green belt area. National guidelines say that travellers/gypsy sites in the greenbelt are inappropriate development.
2. There is a long history of planning application refusals and avoidance of planning permission at Coombe Farm. The reasons for this should be re-visited.
3. The site is on a single track lane with a very narrow access onto Oaks Road which is not suitable for large mobile homes, or the additional traffic from travellers' trucks, cars, vans and trailers as well.
4. The site has no safe walking route to schools, shops, doctors, etc. There is no pavement along Oaks Lane and very poor lighting when dark. There is only partial pavement on one side of the road along Oaks Road as well.
5. The size of the pitches would accommodate far greater number of caravans than can be controlled by planning restrictions.
6. Even if the restrictions are adhered to, there could be as many as three families on each pitch, allowing for 60 mobile homes. This would totally overwhelm the residents of Oaks Farm, Oaks Road and Oaks Lane and would not be conducive to social cohesion.
7. The proposed site is not within the required distance to both schooling and medical needs. The closest schools are oversubscribed so would be unable to meet the needs of so many new children to the area.
8. The land is in private ownership at Coombe Farm, and any funds spent on "compulsory or otherwise" purchase could surely be spent more wisely on behalf of the population of Croydon.
9. Several businesses which make a big contribution to the local economy and also provide much needed amenity to the public will be detrimentally affected by the site.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Not in line with Government planning policy on the Green Belt Detail:

- Government planning policy with regards to traveller sites wants to ensure that plan-making and decision-taking should protect Green Belt from inappropriate development.
- The proposal to create a permanent traveller site on land designated as Green Belt land is contrary to Policy E of the Planning Policy:

"Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances.". There are no very special circumstances.

- The National Planning Policy Framework makes it clear that unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within the Green Belt.
- The local character description is clearly at odds with the proposal.
- The justification acknowledges the Green Belt issue, though insufficiently, but relies on the fact that there are existing structures. These are not in fact substantial "being glasshouses" and could be said to be at least environmentally consistent with the Green Belt. But there is no very special circumstance justification proposed as required by Planning Policies.
- Approving the proposal would set a precedent and open the surrounding areas to be subject to similar development. It is not in the community's interests to allow the erosion of the green spaces surrounding the community and we object to the impact this site could have on the environment and wildlife. In the light of these issues, it is not appropriate simply to weight Green Belt as one of many factors to be considered, but rather it presents an overarching policy objection that cannot be over-ridden in the way proposed. To be considered deliverable, sites should be available now, offer a suitable location for development now and we do not believe that The Assessment and selection of sites for Gypsy and Travellers undertaken was credible. Plan makers have not considered the time it will take to commence development on site need for infrastructure improvements-roadsThere is basis for challenging the way in which this potential site has been selected.

Para 3.1: Green Belt sites included for review of eligible sites "to ensure that all locations for a site considered", but at the same time

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

"Exclusion of sites in Croydon Metropolitan Centre and within District Centres and Strategic Industrial Locations and Conservation Areas due to viability, deliverability and impact on heritage considerations". Is this even-handed? Para 4.1 sets out the criteria and weightings. As indicated above, Green Belt with no built form is given a weighting (-10) which, though high, is not very significant given that there are 29 or 30 criteria and can easily be outweighed by other factors that are less significant in policy terms. SP2.7 on the Council's proposals to deliver 39 additional gypsy and traveller sites indicates that land will be allocated in accordance with the proposals, but that any ADDITIONAL sites that are not so allocated should meet some stated criteria, including good access to local shops and essential services and good transport access; these seem to be criteria that were excluded from the proposed allocation, suggesting that any alternative proposals would need to meet stiffer criteria. Is this fair and even-handed? The bases for site criteria weightings are unclear. Note that paragraph 4.19 in referring to the need for good access to roads, states that "they often need to move larger vehicles as part of their livelihood and way of life"- this may be an assertion relevant to the assessment of sites and the narrowness of Coombe Lane. The objections may be summarized as:  
 -inappropriate use of Green Belt land  
 -lack of relevant amenities close to hand  
 -adverse effect on neighboring businesses and leisure amenities  
 -site has a more appropriate use for a school

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3764/01/001/DM43.4/O	Mr & Mrs Chambers	Object	DM43.4 502	The proposed Traveller Sites are totally inappropriate developments for these Green Belt Areas. We strongly object to this part of the Croydon Plan.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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3769/01/011/DM43.4/O Mr K George

Object

DM43.4  
502

Given what I have recently observed at an illegal Traveller occupation at the former Rioja Tapas bar just outside Shirley I object to the use of areas off Oaks Road and Conduit Lane as Traveller sites. References 502 and 661.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

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RE: LAND ON EITHER SIDE OF SHIRLEY OAKS ROAD, SHIRLEY OAKS VILLAGE, POPPY LANE; STROUD GREEN PUMPING STATION; COOMBE FARM, COOMBE LODGE NURSERIES off Conduit Lane, land west of Shirley Oaks Road, rear of 5-13 Honeysuckle Gardens OBJECTION TO DE-DESIGNATION GREEN BELT ; SHIRLEY, NEW ADDINGTON, FOREST HILL

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

We have lived in the Borough of Croydon for 30 years and value its vibrancy and diversity.

As Croydon ratepayers we object to the de-designation of Metropolitan Open Land generally, especially land detailed above, which will change forever Croydon's character.

We would ask you to encourage policies/development to:

1. Build new housing on brown field sites by all means AND preserve invaluable green space for the benefit of the community of Croydon; 2. Protect green belt land and preserve the green corridors we desperately vital for wildlife and biodiversity; 3. Amend the tall buildings policy and keep the tall building zone where it is suited in the centre of town; 4. Utilise brownfield sites for new low-level housing only where it can be developed alongside new GP surgeries, schools and improved public transport; 5. Traveller sites are not appropriate in the green belt and is a clear breach Policy E of Planning Policy for Traveller Sites. When travellers camped on Addington Playing Fields in 2012/13 they left rubbish, debris, waste, and deterioration to a local green space. Sadly true of most traveller sites.

"Nowadays people know the price of everything and the value of nothing". Green Belt is vital and precious. Once lost for future generations and will not be replaced by developers.

We understand the need for housing, schools, hospitals and infrastructure. Are the Developers investing these also alongside their building investments?

Please protect our few remaining green spaces on the borough map, by making better use of brown field sites.

3778/01/006/DM43.4/O	Mr & Mrs Wakelam	Object	DM43.4 502	A further inappropriate development of the Green Belt which would not comply with Policy SP2.7a and SP2.7b, and to which we also object, is the proposed use of Coombe Lodge Nurseries off Conduit Lane, site reference 661 and Coombe Farm off Oaks Road, site reference 502, as locations for gypsy and traveller sites.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3782/01/002/DM43.4/O	Mr David Reid	Object	DM43.4 502	I am writing to object to:  Coombe Farm off Oaks Road, site reference 502 for use as a gypsy and traveller site, as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b; or with Policy E of "Planning Policy for Traveller Sites" published by Government in August which states "Traveller sites in the Green Belt are inappropriate development";	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3784/01/002/DM43.4/O	Jennifer Aarons	Object	DM43.4 502	Both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3785/01/009/DM43.4/O	Jenny Greenland	Object	DM43.4 502	I object to the use of either of the two sites in the Shirley locations or Forestdale as gypsy/traveller sites. As the Council acknowledges, they are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:  "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".  The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object Soundness - DM43.4  
Justified 502

Can I remind you of the definition / meaning of "GREEN BELT":

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

The Government formerly set out its policies and principles towards green belts in England and Wales in Planning Policy Guidance Note 2: Green Belts,[4] but this planning guidance was superseded by the National Planning Policy Framework (NPPF) in March 2012. Planning Authorities are strongly urged to follow the NPPF's detailed advice when considering whether to permit additional development in the green belt. In the green belt there is a general presumption against inappropriate development, unless very special circumstances can be demonstrated to show that the benefits of the development will outweigh the harm caused to the green belt. The NPPF sets out what would constitute appropriate development in the green belt. According to the NPPF, there are five stated purposes of including land within the green belt:

- To check the unrestricted sprawl of large built-up areas
- To prevent neighbouring towns from merging into one another
- To assist in safeguarding the countryside from encroachment
- To preserve the setting and special character of historic towns
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Once an area of land has been defined as green belt, the stated opportunities and benefits include:

- Providing opportunities for access to the open countryside for the urban population
- Providing opportunities for outdoor sport and outdoor recreation near urban areas
- The retention of attractive landscapes and the enhancement of landscapes, near to where people live
- Improvement of damaged and derelict land around towns
- The securing of nature conservation interests
- The retention of land in agricultural, forestry and related uses.

This is a totally preposterous proposition and I am quite frankly astonished that such a ludicrous idea has been proposed.

3789/01/007/DM43.4/O Mr Paul Slaughter

Object Soundness - DM43.4  
Justified 502

Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:

Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.

The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.

If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Finally, the Council has identified two locations on the edge of Shirley for gypsy/traveller sites:

- Coombe Farm off Oaks Road, which is identified as suitable for 15-20 pitches (pages 449-450, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 502); and
- Coombe Lodge Nurseries off Conduit Lane, which is identified as suitable for 15-25 pitches (pages 468-469, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 661).

I vigorously object to the use of either of these locations as gypsy/traveller sites. As you have to be aware, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".

The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - there must be more suitable sites which are closer to local amenities (there is nothing in the way of shops or even a bus-stop at these sites, necessitating extra vehicular traffic on an already busy road at best or pedestrians attempting to cross at a very dangerous point with blind bends and junctions at worst), sites which are not in Green Belt land, perhaps even sites which already exist and could be expanded (such as the one on Purley Way).

Again, I stress that I am not opposed to development as such, and applaud the efforts that the council is making to build on the work of the previous administration and improve Croydon yet further. But these proposals go too far, and in my opinion they go in the wrong direction.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3793/01/010/DM43.4/O	Mr Stephen Barnes	Object	DM43.4 502	<p>Fourth, the Council has identified two locations on the edge of Shirley for gypsy/traveller sites:</p> <p>- Coombe Farm off Oaks Road, which is identified as suitable for 15-20 pitches (pages 449-450, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 502); and</p> <p>I object to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
3797/01/001/DM43.4/O	Mr & Mrs Andrews	Object	Soundness - Justified DM43.4 502	<p>We understand our local Member of Parliament, Mr Gavin Barwell, has produced a comprehensive assessment and objection to the Proposed Croydon Local Plan. We agree and support his objections.</p> <p>In particular the proposed positions of the Gypsy/Travellers' encampments (Refs 502 + 661) would be in suburban residential/Green Belt areas and as such are totally unacceptable. The most suitable positioning could be near Recycling Centres and situated in commercial/factory estates where the Travellers' encampments would not impinge upon residential properties.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

It is in a green belt area. National guidelines say that travellers/gypsy sites in the greenbelt are inappropriate development. There is a long history of planning application refusals and avoidance of planning permission at Coombe Farm. The reasons for this should be re-visited. The site is on a single track lane with a very narrow access onto Oaks Road which is not suitable for large mobile homes, or the additional traffic from travellers trucks, cars, vans and trailers as well. The site has no safe walking route to schools, shops, doctors, etc. There is no pavement along Oaks Lane and very poor lighting when dark. There is only partial pavement on one side of the road along Oaks Road as well. The size of the pitches would accommodate far greater number of caravans than can be controlled by planning restrictions. Even if the restrictions are adhered to, there could be as many as three families on each pitch allowing for 60 mobile homes. This would totally overwhelm the residents of Oaks Farm, Oaks Road and Oaks Lane and would not be conducive to social cohesion. The proposed site is not within the required distance to both schooling and medical needs. The closest schools are oversubscribed so would be unable to meet the needs of so many new children to the area. The land is in private ownership at Coombe Farm, and any funds spent on 'compulsory or otherwise' purchase could surely be spent more wisely on behalf of the population of Croydon. Several businesses which make a big contribution to the local economy and also provide much needed amenity to the public will be detrimentally affected by the site.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3804/01/003/DM43.4/O	Cllr L Hale London Borough of Croydon	Object	DM43.4 502	<p>Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.</p> <p>I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political...consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document</p>	Not use the location as gypsy and traveller sites	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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3805/01/008/DM43.4/O	Ernest Fowler	Object	DM43.4 502	<p>I object to the use of the following sites as gypsy/traveller sites:  Coombe Farm off Oaks Road, which is identified as suitable for 15-20 pitches (pages 449-450, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 502);  and  •Coombe Lodge Nurseries off Conduit Lane, which is identified as suitable for 15-25 pitches (pages 468-469, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 661).</p> <p>I object to the use of either of these locations as gypsy/traveller sites, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".  The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
3808/01/002/DM43.4/C	Mrs Heather Harris		DM43.4 502	<p>I am writing to object to:  Object to .The use of the following locations as gypsy and traveller sites:  Coombe Lodge Nurseries off Conduit Lane, site reference 661;  Coombe Farm off Oaks Road, site reference 502;  Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

3809/01/009/DM43.4/O	Mr Ian Leonard	Object	DM43.4 502	<p>Coombe Farm off Oaks Road, which is identified as suitable for 15-20 pitches (pages 449-450, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 502); I object to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough, which I believe is questionable, they should look elsewhere (for example, off Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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3820/01/008/DM43.4/O	Mrs & Mrs Linter	Object	DM43.4 502	<p>I object to Coombe Farm off Oaks Road, which is identified as suitable for 15-20 pitches (pages 449-450, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 502). I object to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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3821/01/001/DM43.4/O	Mr Richard Kellaway	Object		DM43.4 502	am writing to object to the use of the following locations as gypsy and traveller sites at Coombe Lodge Nurseries off Conduit Lane, site reference 661 and Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3824/01/002/DM43.4/O	Mr Stephen Lambert	Object		DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3825/01/006/DM43.4/S	Yasmeen Hanifa	Support	Soundness - Justified	DM43.4 502	<p>I write to you having received this email from Gavin Barwell MP, the tone of which I find inflammatory and discriminatory towards the Gypsy and Traveller communities, and smacks of "not in my backyard".</p> <p>I write as a resident of Addiscombe who recognises the huge problem of lack of affordable housing to buy and to rent in London promulgated by this Conservative government and the previous coalition government.</p> <p>I fully support Croydon Council's proposals.</p>	Welcome support	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3826/01/001/DM43.4/O	Ms L Pinkney	Object		DM43.4 502	<p>I write in objection to the following Policies and proposals in the draft Croydon Local Plan</p> <p>Ref. No 502 Coombe Farm Oaks Road - I object to the use of these locations as traveller sites, as they are both in green belt land and one of them borders a site of Nature Conservation interest, this is clearly in breach of policy E. Both sites are some distance from Public Services and the road here could not cope with more traffic.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I would like to object to object to Policy DM 44 and DM 43 for proposing Gypsy and traveller sites on the Conduit Lane nursey and Coombe Farm off Oaks Road. Both sites are located on the Green Belt and clearly considered to be inappropriate development for Traveller sites (temporary or permanent) and against Government Policy. There are no very special circumstances that have been advanced by the council to allow the use of this land. It is not in the local community's interest to erode the Green Belt and would set a worrying precedent for future planning applications. This is not deliverable on either sites and they are clearly not a suitable location for development and the council has not taken into account the time it would take to bring the plan to fruition. There is a lot of implications for the local area that don't seem to have been taken into account: the road network is at capacity, local amenities are not ready to take an increase in demand (no space in local primary schools). The council has provided little credibility in the assessments that due diligence had been done regarding the sites: do we need an Environmental Impact Assessment to safeguard the local Coombe Gardens ? How much would it cost to mitigate the impact of the sites on this local SNCI ? Impact on Lloyd Park? These two sites are not sustainable in the fact that they do not seem to meet the Gypsies and travellers needs. There are not enough local amenities for this community (where are the local shops they can walk to ? Where are the local doctors they can walk to ? What school would the children go to ?).

The proposed developments also compromise the future of the local area and are therefore not sustainable. There are an awful lot of issues that the council doesn't seem to have taken into account when looking at both sites of Conduit Lane and Oak Farm. The sites seem to be too big for what the travellers community express preference for. The sites are too far for local amenities that they prefer to walk to. The local road network would not be safe for moving larger vehicles. Coombe Lane is incredibly busy all day long and is too narrow to provide safe entrance and exit to larger vehicles. The visibility at the entrance and exit of the sites is not good enough to ensure there will be no accidents. The junction of Coombe Road / Oaks road and Conduit Lane is dangerous enough as it currently is.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

The council doesn't seem to have taken into account that travellers sites are generally mixed-use employment sites and does not address how commercial activities on site would be compatible with surrounding Green belt land and local SNCI. How can the council safeguard these local lands from waste materials and possible hazardous materials ?

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Development is on Green Belt The Croydon Plan states 'The Council will seek to protect the special character of wooded hillsides and ridges. Development that would adversely affect the character of the area ... will be refused.' (UDP Policy UD9). We feel very strongly that the character of the wooded hill side would not be maintained as there would not be space to grow trees. This development will simply add a built up area with little thought to conservation or environmental issues. The proposed new house would be visible from two areas of Green Belt: the grounds of Royal Russell School, Croham Hurst and Croham Hurst Golf Course. The Croydon Plan (UDP Policy RO6) states 'Development within or conspicuous from the Metropolitan Green Belt or Metropolitan Open Land will not be permitted if it would harm their visual amenity.' Proposed Sites should be on Brownfield or Industrial Land not Green Belt. It is very odd that the proposed two sites are not only in very close proximity to one another but they are also both in South Croydon. This creates an imbalance across the borough with all sites being proposed in the South of Croydon. We are also concerned that DCLG good practice guidance: Designing Gypsy and Traveller Sites – A Good Practice Guide, 2008 has not been followed:

- Nothing has been done to encourage community cohesion - this is being forced on local residents and will do nothing to encourage social integration.
- These are semi-rural locations and noise from vehicles will disturb residents.
- Both the proposed sites are on green belt land, as stated above and thus the proposal is NOT in accordance with existing planning policies.
- A traveller site at these locations would in no way be in keeping with the local environment of a green belt area.
- Vehicles of this size would require a suitably large turning space to allow entry and exit from the site, high traffic volumes on Coombe Road and Oaks Road often travelling in excess of the speed limit, combined with the regular movement of large slow vehicles at these locations would introduce a substantial safety risk to road users.
- There is no evidence to suggest that there has been any gypsy family who has historically resided at, or near the proposed sites. There is no evidence of local family support existing in the vicinity of these sites.

We believe that instead of both Coombe Lodge Nurseries and Coombe Farm, the Council should expand the Existing Permanent Gypsy Site in Lathams Way off Beddington Farm Road. Alternatively, Pear Tree Farm & Pear Tree Farm Cottage, Featherbed Lane should be considered.

If these are not acceptable then the Council should consider the following sites:

- 16 - Heath Clark playing fields, Stafford Road, Waddon
- 120 - Timebridge Community Centre, Field Way, New Addington
- 518 - Land adjacent to 103 Goodenough Way, The Admirals Walk, Old Coulsdon
- 522 - Wandle Road surface car park, Wandle Road, Croydon Opportunity Area
- 536 - Land of former Croydon Airport runway, south of Imperial Way, Waddon
- 552 - Land adjacent to Ashburton playing fields at rear of 2-88 Coleridge Road, Addiscombe
- 553 - By Pavilion Playing Fields, Purley Way, Waddon
- 632 - Land south of Threehalfpenny Woods, Kent Gate Way, Bridle Way, Addington
- 636 - Land west of Timebridge Community Centre, Lodge Lane, Elmside, Addington
- 767 - Cane Hill-south part, Hollymeoak Road / Portnalls Road, Coulsdon

Although a number of these following Sites may be Green Belt / Metropolitan Open Land, this should not preclude them, as they could be re-designated.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

- Where is the evidence that there is need for a site at these particular locations? This information has not been provided.  
 - When will the detailed site plans be made available? If not available at the start of the consultation period then this is surely a serious breach of government planning guidelines.

3842/00/001/DM43.4/O	Ms M de Villiers	Object	Soundness - Consistent with National	DM43.4 502	I also object to the following policies in relation to Shirley (neighbouring area to where I live):  - Both proposed traveller sites are in the Green Belt and thus inappropriate as they are in breach on the Government Policy E, in relation to Planning Policy for Traveller Sites. They are also far from public services. I suggest the existing site on Purley way is reconsidered.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3844/01/003/DM43.4/O	Lee Kirby-Walker	Object		DM43.4 502	I am writing to object to:  The use of the following locations as gypsy/traveller sites;  <ul style="list-style-type: none"> <li>• Coombe Farm off Oaks Road reference number 502</li> <li>• Coombe Lodge Nurseries off Conduit Lane reference number 661</li> </ul>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3846/01/002/DM43.4/O	Cllr M Gatland	Object	Soundness - Consistent with National	DM43.4 502	I wish to object to the following The use of the following as traveller or gypsy sites Coombe Lodge Nurseries site ref 661 Coombe Farm. Site ref 502 This is inappropriate development on Greenbelt.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object	DM43.4 502	<p>Sites are located on the Green Belt, considered to be inappropriate development for Traveller sites (temporary or permanent) and against Government Policy ("Planning policy for traveller sites", DCLG, August 2015): the proposal to create a permanent traveller site on land designated as Green Belt land is contrary to Policy E of the Planning Policy. Inappropriate development, harmful to the Green Belt, should only be approved in very special circumstances. There are no very special circumstances that have been, or can be, advanced to allow the use of this land (The National Planning Policy Framework makes it clear that unmet housing need (including for traveller sites) does NOT constitute exceptional circumstance). Inappropriate development is clearly harmful to the Green Belt. It is not in the surrounding community's interest for the Green Belt to be eroded - approving this application would also set a precedent and open the surrounding areas to be subject to similar planning applications. Negative impact on the local environment and wildlife. Inappropriate to simply weight Green Belt as one of many factors to be considered in the assessment process, rather it presents a policy objection that cannot be over-riden in the way proposed. To be considered deliverable, sites should be available now, and offer a suitable location for development now. The site is clearly not a suitable location for development. Plan makers have not considered the time it will take to commence development on site: Need for infrastructure improvements (roads), need for local amenities improvement (primary school, doctor). Plan makers have not considered the time and necessity to show due diligence in assessing the sites: need for an Environmental Impact Assessment (this would be a schedule 2 development having significant effects on the environment and needing an EIA), need for a Local Biodiversity Action plan to determine the sensitivity of the location. Plan makers have not ensured that the process has credibility and acceptance: the bases for site criteria weightings are unclear. Plan makers will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on</p>	<p>Sustainable development is development that meets the needs of the present, without compromising the ability of future generations to meet their own needs. The proposed development does not meet the needs of the present (see further info in section 3): Gypsies and Travellers needs are not addressed: not enough local amenities, sites are too big, unfit local roads. The proposed development does compromise the future of the local area. Government planning policy is to ensure local planning authorities have due regard to the protection of local amenities and the local environment. It is likely the proposals will have an adverse effect on local businesses. Coombe Wood is a Site of Nature Conservation Interest (SNCI) (List of Historical Park and Gardens 2008) and borders the proposed Coombe Lodge Nurseries site, and would be negatively impacted by the plans. Croydon Council has already recognised this in its Development Management Policies document. The Borough Character Appraisal of 2015, the local area is listed as having special character. The proposed development is not sensitive to, and does not respect, this.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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deliverability are clearly and transparently set out. Plan makers have not taken the cost and time needed to mitigate the impact of the development on the sites: Croydon Council has already recognised in its Development Management Policies document that the Site of Nature Conservation Interest (SNCI) which borders the Coombe Lodge Nurseries Site, Coombe Wood (List of Historical Park and Gardens 2008) would be negatively impacted by the proposed development.

3858/01/004/DM43.4/O	Mr Nicholas Barnes	Object	Soundness - Justified	DM43.4 502	<p>Having read both local plans for the Shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.</p> <p>None of these plans will benefit Shirley and I object to them all.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3862/01/011/DM43.4/O	Mr M Blount	Object	Soundness - Justified	DM43.4 502	<p>I have considered details of the proposed Croydon Local Plan and have the following objections on the basis that they will: detract from the local areas, dramatically change the local areas, dramatically change the character of local areas, have a significant adverse effect on an already overloaded infrastructure, including roads, public transport, public open space, environment and emergency, health and support services.</p> <p>5. I object to the three proposed provision of Traveller sites at Conduit Lane, Coombe Farm and Featherbed Lane.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3868/01/002/DM43.4/O	Angi Pyart	Object		DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3870/01/001/DM43.4/O	Mr & Ms Fraser & Ann MacDonald	Object	DM43.4 502	<p>We understand that there are plans to change the designation of areas of Green Belt and Metropolitan Open Land - in particular two areas identified as locations for gypsy/traveller sites at Coombe Farm and Coombe Lodge Nurseries off Conduit Lane. Such plans would fundamentally change the character of the area for the worst. We wish to register our objections to these plans since the proposals are contrary to Government policy (Policy E of Planning Policy for Traveller sites) which states that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
3871/01/002/DM43.4/O	Helen Peskett	Object	DM43.4 502	<p>I object to the use of the site for gypsy and traveller accommodation.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

Object Soundness - DM43.4  
Justified 502

Coombe Farm is Green Belt land

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Summary:

Not in line with Government planning policy regarding the use of Green Belt land

Detail:

- Government planning policy with regards to traveller sites wants to ensure that plan-making and decision-taking should protect the Green Belt from inappropriate development.

- The proposal to create a permanent traveller site on land designated as Green Belt land is contrary to Policy E of the Planning Policy: "Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances.". There are no very special circumstances.

- The National Planning Policy Framework makes it clear that unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within the Green Belt.

- The local character description is clearly at odds with the proposal.

- The justification acknowledges the Green Belt issue, though insufficiently, but relies on the fact that there are existing structures. These are not in fact substantial – being glasshouses – and could be said to be at least environmentally consistent with the Green Belt. But there is no very special circumstance justification proposed as required by Planning Policies.

- Approving the proposal would set a precedent and open the surrounding areas to be subject to similar development. It is not in the community's interests to allow the erosion of the green spaces surrounding the community and we object to the impact this site could have on the environment and wildlife.

In the light of these issues, it is not appropriate simply to weight Green Belt as one of many factors to be considered, but rather it presents an overarching policy objection that cannot be over-ridden in the way proposed.

The decision making process is contrary to Government guidance.

To be considered deliverable, sites should be available now, offer a suitable location for development

now and we do not believe that The Assessment and selection of sites for Gypsy and Travellers undertaken was credible.

Plan makers have not considered the time it will take to commence development on site  
need for infrastructure improvements  
– roads

There is basis for challenging the way in which this potential site has been selected.

1 Para 3.1 – Green Belt sites included for review of eligible sites “to ensure that all locations for a site considered”, but at the same time “Exclusion of sites in Croydon Metropolitan Centre and within District Centres and Strategic Industrial Locations and Conservation Areas due to viability, deliverability and impact on heritage considerations”. Is this even-handed?

4 Para 4.1 sets out the criteria and weightings. As indicated above, Green Belt with no built form is given a weighting (-10) which, though high, is not very significant given that there are 29 or 30 criteria and can easily be outweighed by other factors that are less significant in policy terms. Furthermore, Coombe farm has been weighted -5 for Green Belt, in recognition of the fact that there are some structures on the site, AND has been given 5 for the fact that (in the assessor's view) such structures as there are can be converted to traveller use (if the buildings had to be demolished, on a green field site, this would have attracted -5).

1 SP2.7 on the Council's proposals to deliver 39 additional gypsy and traveller sites indicates that land will be allocated in accordance with the proposals, but that any ADDITIONAL sites that are not so allocated should meet some stated criteria, including good access to local shops and essential services and good transport access; these seem to be criteria that were excluded from the proposed allocation, suggesting that any alternative proposals would need to meet stiffer criteria. Is this fair and even-handed?

2 The bases for site criteria weightings are unclear.

Inadequate Road Access which is an issue made particularly acute because of the current traffic issues in the area

10.14 Based on survey responses, most Gypsies and Travellers living in the Croydon area would prefer small,

family sized sites. Stakeholder comments suggested that smaller sites have fewer inter-family tensions and are therefore easier to manage.

10.18 The settled community neighbouring the sites should also be involved in the consultation from an early stage. There may be scope for expanding existing sites to meet some of the need. However, the preference is for smaller sites which tend to be easier to manage.

10.19 In terms of identifying broad locations for new sites, there are a number of factors which could be considered including:

•Social

•School catchment areas

10.21 Gypsies and Travellers undertaking the survey also suggested that it is important that new sites are located close to amenities such as shops, schools and health facilities – the current proposal does not meet the needs identified by this criteria.

10.22 CLG (2012) guidance suggests that Local planning authorities should strictly limit new traveller site development in open countryside that is away from existing settlements

The Croydon Local Plan Note that paragraph 4.19 in referring to the need for good access to roads, states that “they often need to move larger vehicles as part of their livelihood and way of life” – this may be an assertion relevant to the assessment of sites and the narrowness of Coombe farm.

mixed-use employment sites restrict commercial activities on site. Use of public transport amongst Gypsies and Travellers has been noted to be low. By providing sites in more accessible locations

Pressure on public services, local school and medical facilities  
•other needs of Gypsies/Travellers are not met particular concerns for the disabled and elderly, young people A recent study states that: There is a greater incidence of ill-health amongst Gypsies and Travellers adequate services would not be provided for Gypsies/Travellers It is widely recognised by government sources that literacy can be an issue within the Gypsy/Traveller community, - extra pressure on local schools who

are over-subscribed as it is

- Some evidence of periodic overcrowding on site – year round and at peak in winter months - Scotland

- gypsy-traveller.org - The best type of land is a 'brown field' site, The site should be close to local amenities. It is very important that the site has a safe entrance and exit. There are very strict Highway regulations about visibility at the entrance/exit to sites to ensure there is no danger of accidents and this is very important.

The objections may be summarized as:

- inappropriate use of Green Belt land
- lack of relevant amenities close to hand
- adverse effect on neighbouring businesses and leisure amenities
- site has a more appropriate use for a school
- critical increase in traffic harming the local area
- proposed site does not meet the criteria as set down in the guidance

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3874/01/003/DM43.4/O	Carol Winterburn	Object	DM43.4 502	<p>I am writing to object to:</p> <p>1.the use of the following locations as gypsy and traveller sites (policy DM44.2, Table 11.17) :</p> <p>Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502;</p> <p>Both sites are on Green Belt land, in contravention of Policy E of "Planning Policy for Traveller Sites", published by the Government in August, and in addition are in areas devoid of local amenities especially primary schooling</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
3876/01/010/DM43.4/O	Edwina Morris	Object	DM43.4 502	<p>I object to the use of Coombe Farm off Oaks Road Ref: 502 as a gypsy/traveller site.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

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3877/01/002/DM43.4/O	Mrs Robin Ward	Object		DM43.4 502	I am writing to object to the use of Coombe Farm off Oaks Road, site reference 502 as gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3878/01/002/DM43.4/O	Imran Mahmood	Object		DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3880/01/001/DM43.4/O	Emma Bean	Object	Soundness - Justified	DM43.4 502	I am writing to object to:  1.the use of the following locations as gypsy and traveller sites:  Coombe Lodge Nurseries off Conduit Lane, site reference 661;  Coombe Farm off Oaks Road, site reference 502;  as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3881/01/002/DM43.4/O	Mrs Julia White	Object		DM43.4 502	I am writing to object to the use of Coombe Farm off Oaks Road, site reference 502 as gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3882/01/002/DM43.4/O	Wendy Moulton	Object		DM43.4 502	I object to the use of the site for gypsy and traveller accommodation, because both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object

DM43.4  
502

I object in the strongest possible way to the plans outlined for this development in my local area, Shirley and Addiscombe. In particular, I understand the Council has identified two locations on the edge of Shirley for gypsy/traveller sites:

•Coombe Farm off Oaks Road, which is identified as suitable for 15-20 pitches (pages 449-450, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 502);

I object to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:

“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.

The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs to quadruple the number of gypsy/traveller sites in the borough, I think they should look elsewhere (for example, off the Purley Way where the existing site is).

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3885/01/007/DM43.4/O	Mrs Barbara Cumming	Object	DM43.4 502	<p>I understand that Council has identified two new locations on the edge of Shirely for gypsy/traveller sites:</p> <ul style="list-style-type: none"> <li>- Coombe Farm off Oaks Road, which is identified as suitable for 15-20 pitches</li> </ul> <p>I object to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the green belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly @Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
3890/01/001/DM43.4/O	Kathy Coughlan	Object	Soundness - Justified DM43.4 502	<p>1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and 5P2.7b;</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

3892/01/006/DM43.4/O	Ms M Bailey	Object	DM43.4 502	<p>It is a green belt area. National guidelines say that travellers sites in the greenbelt are inappropriate development. Even if the properties are demolished to provide for the pitches there will still be a large spill over into the Green Belt. This means that planning permission should not be available. The site is on a single-track lane with a very narrow access onto Oaks Road that the large mobile homes will not be able to access. The lane is also used by aggregate lorries (shorter than mobile homes), local residents, members of the sports ground and opposing teams and visitors to Lloyd Park, a much loved public amenity. The site has no safe walking route to schools, shops, doctors etc. There is no pavement along Oaks Lane and very poor lighting when dark. There is only partial pavement on one side of the road along Oaks Road. How will it be possible to safeguard so many additional people including a great number of children? This development is unsustainable, as everyone will have to use cars to access the basic of life. The size of the pitches would accommodate a far greater number of caravans than can be controlled by planning restrictions. Even if the restrictions are adhered to there could be as many as three families on each pitch. With planning for 20 pitches this would mean 60 families and 60 mobile homes, not to mention additional caravans in two, trucks, vans, trailer and cars.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
3893/01/011/DM43.4/O	Jan Payne	Object	DM43.4 502	<p>Coombe Farm off Oaks Road reference number 502; As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

3894/01/002/DM43.4/O Mr & Mrs Croxford & Leese

Object

DM43.4  
502

We wish to object to the proposal to establish traveller sites at Coombe Lodge Nurseries ( site ref no. 661) and Coombe Farm (site reference 502).  
Such use of these sites would, we feel, be inappropriate in the Green Belt, and contrary to Policy SP2.7a and SP2.7b, and not consistent with Policy E of the Government's "Planning Policy for Traveller Sites".  
The road hazards that would be associated with such use would require additional expenditure by the Council to resolve.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

The sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political...consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3899/02/010/DM43.4/O Ms E Rudduck

Object

DM43.4  
502

I object to the use of the following locations as gypsy/traveller site on Coombe Farm off Oaks Road Ref 502.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

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1. Central Government is currently reviewing the approach to providing gypsy/traveller sites and so any proposals in the local plan should be subject to future government guidance.

2. Both sites are in the Green Belt and are contrary to Government policy which says that temporary or permanent gypsy/travellers sites in the Green Belt are inappropriate development.

3. Gypsy/traveller sites in both locations are completely out of character with the immediate surroundings - parkland, private schools, hotel, playing fields, golf course, middle/high value housing.

4. Access to public transport is poor - no buses and 15 minutes to the nearest tram stop.

5. Local doctors are difficult to get into.

6. There are no government schools nearby.

7. There are no shops within reasonable distance - closest are in Croydon town centre.

8. The evaluation system used to select the two sites is highly questionable and relies on LBC views of the relative importance of each criteria and then the points given. This form of weighted scoring is useful in giving guidance but not in delivering precise conclusions. It appears as if the wishes of the gypsy/travellers have been given more importance than those of local people. It would be interesting to see which sites were selected if more weight had been given to local interests and therefore how robust the evaluation system is to changes in how the criteria are viewed and scored.

9. Both sites will inevitably have a negative impact on property values.

10. Both sites pose a perceived increased security risk in the area.

11. Re site 661 the local plan in its justification says "the gypsy and traveller site will provide no greater impact on the openness of the Green Belt and the purposes of the Green Belt than the existing buildings". Impact does not only apply to the visual impact. Even on this narrow criteria it is hard to envisage the development from gypsy/traveller sites having a similar impact as the existing use which is periodic during the day and very much related to nature. Using the site for gypsy/travellers would mean a much higher overall impact on the local area - regular access, high activity, and a use out of character with the surrounding area, particularly the Site of Nature Conservation Interest.

12. Re site 502 the comment re "no greater impact" also applies.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

The proximity to a school and existing housing means that this would have a significant impact on the character of the area in terms of increased traffic flow on a very quiet road and increased activity and noise in a very quiet area.

3904/01/001/DM43.4/O	Mr & Mrs Golbourn	Object	DM43.4 502	I am writing to object to the proposed use of Coombe Farm off Oaks Road (reference number 502) and Coombe Lodge Nurseries off Conduit Lane (reference number 661) as gypsy/traveller sites. I believe that both of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. We should not encroach on the Green Belt. Surely there must be brownfield sites that could be used instead.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3907/01/001/DM43.4/O	Mr & Mrs Foggo	Object	DM43.4 502	We are writing to object to The use of the locations (Coombe farm ref 502 and Coombe lodge nurseries drew 661) as gipsy/travellers sites. It would drastically change the area's local character (policyDM31.4). We are very concerned by these plans and it is our opinion that these areas don't suit for travellers sites at all.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3918/01/001/DM43.4/O	Mr & Mrs Willis	Object	DM43.4 502	I strongly object to these proposals as they would both be in the Green Belt and one of them borders a site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Therefore the Council's approach is clearly in breach of that policy. The Council should instead consider expanding the existing site off the Purley Way.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3919/01/001/DM43.4/O	Ms L Chatfield	Object	DM43.4	<p>I am writing my objections development on the following sites as a resident as well as in my capacity as Warden of Croydon Ecology Centre. The sites are in areas that are essential foraging grounds for wildlife, including badgers, which are a protected species. I believe that they are also all on Green Belt Land. I realise that local authorities are being given new powers that allows them to build on parts of Green Belt Land, but I sincerely believe that this will be a terrible mistake, for which future generations will not thank us. These sites are also part of one of the very few large stretches of open green spaces so close to the centre of Croydon, which makes an huge difference to the air quality in our town and to the visual aspect thereof. There is ample evidence to prove that these green urban spaces are essential for the mental well-being of crowded cities. All the open green spaces are there for the benefit of all Croydon's residents and those visiting our Borough, by building on them you are taking away this right from people all over the Borough. Please think again and make use of brown field sites instead. By using brown field sites you have the opportunity improve those sites with well planned and laid out housing and amenities.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
3921/01/001/DM43.4/O	Mr E Thompson	Object	Soundness - Consistent with National DM43.4 502	<p>The Council's preferred option for this site would breach UDP Policies RO1 and RO2.</p> <p>It is also based on a points scoring system that affords insufficient weight to the protection and preservation of the Green Belt, and no weight to harm to amenity of the surrounding area, including impact on nearby public spaces, residents, schools and businesses.</p> <p>It would not comply with Policies B and E of Planning for Travellers Sites, the government guidance.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

The site does have existing brick buildings including the grade listed Coombe Farmhouse. The proposed volume of 15 -20 pitches, each individual pitch requiring a sizeable plot to accommodate a mobile home / touring caravan, a utility brick building and ample space for parking cars / vans. This would mean the proposed planning would exceed the current built on area and therefore, the Green Belt land would be lost. The Coombe Farmhouse is also noted in many historical books of Croydon. It is my understanding that the current owner has lodged numerous planning applications over the years which had been denied by the Council. Please can the Council clearly describe why they are now prepared to change the use of land for the gain of fulfilling their Traveller / Gypsy site quota? The site is also currently privately owned. In order for the Council to proceed with their plans they will need to purchase the site. I challenge this use of Croydon's finance budget as, with all compulsory purchases; the Council should review the return of the investment on any such cost for the benefit of their tax paying community. Increase risk and detrimental impact to the local wildlife such as deer, badgers, newts, toads, hedgehogs, numerous bird life including woodpeckers, owls, herons etc. The range of flora and fauna including protected trees such as the large Oaks all of which form the beautiful unique Addington Hills Public Open Space and adjoining Green Belt area. The site is also situated near open land which has previously been victim to unauthorised Traveller and Gypsy encampments. A thorough review and statement regarding how the Council and Police propose to exercise control over any additional families encamping on unauthorised land surrounding the site must be produced. Through past experience it has been a difficult and lengthy process for the Police, Council and Local Residents. The general public have been denied safe access to public open land or intimidated when using the Tram or Bus stop during these encampment periods. The Council have to pay the Legal and Policing costs of the unauthorised encampment removal, the environmental cost to clean up the rubbish, the consideration of the impact to wildlife and the continued safety of the public to relax and enjoy the open countryside and public services. This site proposes a detrimental impact to local business

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

revenue.

This was proven during the periods of unauthorised encampments. Oaks Farm is an established countryside wedding venue situated next door to Coombe Farm. The local cafe and gardens have been enjoyed by local families together with some of the long established dining destinations in Croydon. The golf course next to Coombe Farm has also dealt with complaints of aggressive behaviour towards their junior members from unauthorised encampment dwellers so building trust and integration is an important consideration especially due to low levels of the Local Residential population. National guidelines state "that the site should not overwhelm the next nearest settlement". The proposals clearly would overwhelm the entirety of the settled area and is, therefore, in breach of the guidelines. It is worth noting all the affected businesses rely and up-sell their countryside location as a key benefit to their business and service delivery. Increased traffic at the dangerous junction joining Oaks road and Conduit Lane onto Coombe Road the safety risk is further increased due to the Tram track / crossings situated yards from the junction. The suitability of this site access is limited via the single track road which would require reconfiguration for access to the site due to the type of vehicles used by the Traveller and Gypsy communities. The track road would also require additional lighting for safety of the site residents. Although the Traveller and Gypsy community are against CCTV coverage, the existing cameras on this road must be kept in place due to Croydon's fly tipping issues. It is also worth noting the lack of immediate access to schools and Doctors surgeries are over a 20 minute walk which is too far in accordance to government guidelines. Coombe Farm should have been excluded due to its Green Belt status and recent planning applications by the current owner. I understand the pressure Croydon Council is under ensuring the regeneration programme goes to plan and budget. I also understand the need to fairly accommodate all communities within the town. However, to me the Councils plans are flawed and serve no good outcome for any party involved.

1. The two site locations are not ideal for the: Traveller / Gypsy Community, Local Residents or Local Businesses and also has a detrimental affect on the wildlife and breaks the policy of the protected green spaces.
2. It will fulfil the Croydon Councils target but if the outcome does not

satisfy any of the groups then the Council have failed in their duty.

3. Traveller sites are recommended to remain for a minimum of 10 years. Due to the increased risks and the close location of the two sites has the Council factored in the on-going additional legal, environmental and policing costs?

4. Coombe Farm's recent planning applicants have not been permitted, is this due to the potential compulsory Council purchase? If the Council do buy this land is it their ultimate objective to sell the land for a housing development? This brings me to question if the wildlife and countryside have to suffer due to the growing human population. Then the best use of purchasing Coombe Farm would be to convert the existing built-on land into a small housing development as part of the Council's housing quota, retaining the Listed Farmhouse. This proposal would provide social and private occupation in a sort after location. Certain risks raised above would still be applicable but a number would be resolved, mainly the Council's housing target and provision of a very good revenue return on the taxpayer investment.

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Object Soundness - DM43.4  
Justified 502

Coombe Farm site reference 502

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

This proposed site is in a green belt area, and national guidelines state that traveller/gypsy sites are an inappropriate development in the green belt. Even if existing properties are demolished to provide the pitches the site would still encroach on green belt land.

The site has no safe walking route to, and is not within a reasonable distance of schools, medical facilities, shops etc. and there does not appear to be any specific plans to increase the numbers of these amenities, nor is there the space to create such amenities in the locale. Oaks Road only has partial footpaths and increased pedestrian use without footpaths will undoubtedly lead to increased chances of road traffic incidents.

The plan is for 20 pitches but the size of the plot could accommodate three times as many unplanned, unauthorised pitches and planning restrictions would not be able to "police" this.

National guidelines also state that such sites should not overwhelm the next nearest settlement. Residents in Oaks Farm, Oaks Road and Oaks Lane will almost certainly be overwhelmed.

We understand that the Council has historically refused countless planning applications At Coombe Farm yet seems keen to approve this one, the reasons for the refusals need to be addressed if this is accurate.

We feel that the adjacent businesses would be adversely affected but the introduction of this site.

The Council has spent, would assume, hundreds of thousands of pounds both removing unauthorised travellers and cleaning the remaining detritus for many years at this and other areas such as the Sunken Road, yet now seems to feel it appropriate to create permanent pitches in the same locations. On a personal note the only time that we have felt intimidated or abused is by travellers illegally pitched in the Sunken Road, what measures and what costs are involved to Croydon Council Tax payers for the inevitable additional policing and refuse removal?

Adjacent to both of these sites are a beautiful landscaped park and an

area of outstanding beauty, home to many species of wild life with unparalleled open green spaces sorely lacking in other parts of South East London.

We understand that there is an existing travellers site in the Purley Way that is underused and feel that the energy would be better expended in improving the facilities at this site, which is far better services by public transport et.

We strongly object to the plans for a permanent travellers site at both of the above locations for the reasons given.

3933/01/011/DM43.4/O	Mr & Mrs Thacker	Object	DM43.4 502	Coombe Farm off Oaks Road reference number 502; As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3939/01/002/DM43.4/O	Seema Jain	Object	DM43.4 502	Incorrect calculation in selection criteria for site 661 and 502. If site is in Green Belt/MOL built form then it is marked as Amber/Orange which means a score of -5, +5 has been used which increase the rating by 10 points.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3942/01/011/DM43.4/O	Mr Scott Hunter	Object	DM43.4 502	Coombe Farm off Oaks Road reference number 502; As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3943/01/011/DM43.4/O	Mr Steve Murray	Object	DM43.4 502	Coombe Farm off Oaks Road reference number 502; As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I wish to appeal against the proposed Traveller Sites in Coombe Farm, off Oaks Road, and Coombe Lodge Nurseries off Conduit Lane.  
As a resident of Oaks Road for over 20 years, I find this proposal extremely poorly planned. This is a Green Belt area, of which I believe, building is not permitted. Also, an area of Nature Conservation Interest.  
We have had the misfortune several times over the years, of travellers stopping in this area. We have had to put up with noise, litter, and general bad behaviour, including theft from our property.  
Since Labour have come into power at the council, the litter collection has been severely depleted, leaving our beautiful road a mess. I fear the unwanted traveller sites would only make things worse.  
Has anyone checked that the entrance to the site from Oaks Road is extremely narrow, and NOT suitable for large caravans to enter or leave?  
Also, the transport links from that area are poor.  
I suggest this is political, as the sites chosen are in a Conservative held part of the borough.  
Please look again at your proposals, and not attempt to damage one of the few remaining green and pleasant parts of this borough.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

The site is in a Green Belt area Traveller/gypsy site are inappropriate in Green Belt areas as per national guidelines. Even in properties are demolished to provide the pitches there will still be a large overspill in the surrounding Green belt area. The proposed site is off Oaks Road where access is via a very narrow lane .The lane is used by local residents members of the sports ground and opposing teams and visitors to lloyds park where the venue is used for charity events. Large mobile homes will not be able to access the site with ease. There is no safe walking route from the site to schools shops Doctors surgery etc. due to lack of pavement along oaks road The pavement is only there further up the road. The route is very busy during peak times and any development of this nature will add greatly to the congestion on Oaks road and Coombe lane. The site of the pitch will accommodate a greater number of caravans the controlled by planning restrictions. I feel the restriction will not be adhered to and if they were there would be three families per pitch and with planning for 20 pitches 60 families and 60 mobile homes and additional vans cars trucks trailers. National guidelines state that the site should not overwhelm the next nearest settlement. The residents of Oaks Farm Oaks Road and Oaks lane (all in isolated positions) would certainly be overwhelmed. How will cohesion be achieved with the local residents? I am in the vicinity of Oaks road and I am concerned about conflict between different Travellers. There is a long history of planning refusals and avoidance of planning permission at Coombe Farm..these reasons should be re-visited. The history of unauthorised pitches is neighbouring areas has left bitter resentment as there is a residual mess and threatening behaviour that has accompanied their trespass. I have a retail business in another area and whenever travellers come in they is a degree of pilferage and I can't see this being any different .There would also be a big worry when pupils go to school and is the council going to take responsibility in case of a confrontation and thing getting out of hand. The proposed site is not within required distance for schooling and medical needs therefore I object on that basis. The land is in Private ownership at Coombe farm and any funds spent on "compulsory or otherwise" should be spent more wisely for the population of Croydon.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object Soundness - DM43.4  
Justified 502

We are writing to object to:

1. The use of the following locations as gypsy and traveller sites:

Coombe Farm Site, ref. 502

This would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;

Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development"

The site is on a single track lane with a very narrow access onto Oak Road which the large mobile homes will not be able to access. The lane is also used by local residents, members of the sports ground and visitors to Lloyd Park, a much loved public amenity.

The site has no safe walking route to schools, shops, doctors etc. There is no pavement along Oaks Lane and very poor lighting when dark. There is only a partial pavement on one side of the road along Oaks Road as well. How will it be possible to safeguard so many additional people including a great number of children?

The size of the pitches would accommodate a far greater number of caravans than can be controlled by planning restrictions. Even if the restrictions area adhered to, there could be as many as three families in each pitch. With planning for 20 pitches, this would mean 60 families and 60 mobile homes, if not more.

National guidelines state that the site should not overwhelm the next nearest settlement. The residents would certainly be overwhelmed. Also, how will social cohesion be achieved with local residents?

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3977/01/001/DM43.4/O	Mr N Robinson	Object	Soundness - Justified	DM43.4 502	<p>I have received an e-mail from Steve Murphy regarding the proposed traveller's site close to Shirley Park Golf Club. As a member of the club for 31 years I have seen the rubbish and general mayhem the travellers cause. In the last few years they got into our course and we had children running over the greens and stealing flags. When they left the rubbish was terrible.</p> <p>Whilst I appreciate they will be on a site you propose, you will not have the manpower to stop the travellers from entering our club grounds and doing anything they want to do.</p> <p>Perhaps you would like to live near them and see what it is like, just look at the bottom of West Wickham High Street as a good example.</p> <p>Therefore I am greatly opposed to them being anywhere in the vicinity of Shirley Park Golf Club.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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3978/01/002/DM43.4/O	Ms S Ikpa	Object		DM43.4 502	<p>I am a Croydon resident and am writing to object to the use of the following locations as gypsey and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661. policy number DM44: and Coombe Farm off Oaks Road, site reference number 502. policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy 5P2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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3979/01/002/DM43.4/O	Ms Olive Anne Bowyer	Object	Soundness - Justified	DM43.4 502	Ref. 502. Proposed sites for gypsy/travellers in Green belt land. Government policy published in August says very clearly "travellers sites (temporary or permanent) in the Green Belt are inappropriate development ". This is in breach of this policy. Coombe farm and Ref. 755 Featherbed Lane (Peartree Farm Cottage near to Hutchingsons Nature Reserve) are all Green Belt.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3989/01/002/DM43.4/O	Mr & Mrs Thomas	Object	Soundness - Consistent with National	DM43.4 502	Please can I object to the Labour Councils plans to build Gypsy/ Traveller Sites in the Green Belt. Why is this Council determined to concrete over the leafy / green areas of Croydon ? We do not need Traveller encampments anywhere near Pear Tree Farm or in Featherbed Lane. There are enough brownfield sites in the Borough for these camps to be built.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
3992/01/007/DM43.4/O	Patricia Wood	Object	Soundness - Justified	DM43.4 502	I also object to the proposed use of Coombe Farm off Oaks Road reference 502 and Coombe Lodge Nurseries off Conduit Lane reference number 661 as gypsy/traveller sites.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

3997/01/008/DM43.4/O Mr P Fitzpatrick	Object	Soundness - Justified	DM43.4 502	<p>I am formally objecting to:</p> <p>3. the use of the following locations as gypsy / traveller sights:</p> <p>Coombe Farm off Oaks Road REFERENCE NUMBER 502;</p> <p>Coombe Lodge Nurseries off Conduit Lane REFERENCE NUMBER 661; and</p> <p>Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane REFERENCE NUMBER 755;</p> <p>As the Council acknowledges all three of these sites are in the Green Belt and one of them borders on a Site of Nature Conservation Interest. Policy E of "Planning Policy for Traveller Sites", published by the Government in August says very clearly</p> <p>"Traveller Sites (temporary or permanent) in the Green Belt are inappropriate Development"</p> <p>The Council's approach is clearly in breach of the policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Healthfield ward, one just over the border in Croham). Why has Healthfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy / traveller sites in the borough - which I would question - they should look elsewhere (for example off the Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
4002/01/008/DM43.4/O Mr & Mrs Turner	Object		DM43.4 502	<p>We are writing to object to the following sites for housing and traveller sites. (502)</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

4010/01/007/DM43.4/O	Mr R Morley-Smith	Object	Soundness - Justified DM43.4 502	<p>Happy for the Council to replace under-used garages with much-needed homes, but will be objecting to building on precious open space.</p> <p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4015/01/001/DM43.4/O	Mr R Thurlow	Object	DM43.4 502	<p>Conduit Lane and Coombe Farm sites are on greenbelt land. Government policy states "Traveller sites temporary or permanent in the Greenbelt are inappropriate developments".</p> <p>As well as damaging the local environment, there are not sufficient local amenities to cope with two traveller sites in close proximity.</p>		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4016/01/001/DM43.4/O	Mr R Toomey	Object	DM43.4 502	<p>I would like to object to use of the following sites; Coombe lodge Nurseries, site reference 661 Coombe Farm site reference 502. Both these sites are Green Belt. Also the whole character of the area would change. The doctors surgeries are already overcrowded as are dentists and hospitals. The schools in the area are at bursting point. I use the trams and they are also overcrowded especially during the rush hour.</p> <p>If the Green belt site is de designated this could be the start of many more. There are other sites in Croydon that are not Green Belt. Why can't existing sites be expanded? I hope you take my views into consideration as everybody that I know in the area is of the same view. Yours faithfully,</p>		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4018/01/003/DM43.4/O	Ms R Magee	Object		DM43.4 502	Proposed Gypsy/Traveller sites proposed for Addiscombe and East Croydon, Addington, Forresdale and Addington and Shirley - This sounds like a dreadful idea. I strongly object to the above proposal – This is a dreadful idea and surely anyone with any love or concern for Croydon would also object strongly.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4019/01/001/DM43.4/O	Mr R Appadu	Object	Soundness - Justified	DM43.4 502	I would like to lodge my objection to the use of this location as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4020/01/003/DM43.4/O	Mr & Mrs Smith	Object		DM43.4 502	<p>I wish to object to the proposed 'Permanent Gypsy &amp; Traveller sites in:</p> <p>Coombe lodge nurseries, conduit lane, coombe road, south Croydon – ref 661 &amp; Coombe farm, oaks road, Shirley – ref 502</p> <p>My main reasons for objecting are that this land is Green belt and we only recently moved to our home in this area due to the fact that we did have this open land, of which at least the green belt we had been lead to believe was 'protected' from development of or for other uses such as permanent homes or structures. I strongly believe that the proposals would be an inappropriate use of Green Belt land and would also actually be against the government's policy for Traveller sites, DCLG aug 2015. I believe any site proposal should look instead at Brownfield or Industrial land.</p> <p>Alternatively, I feel it is much more logical to expand existing permanent Gypsy sites in Lanthams Way off Beddington Farm Road. Other alternatives which would in our view be much more appropriate use of land would be: the land of the former Croydon Airport runway south of Imperial Way, Waddon ref 536 or Cane Hill-south part, Hollymeoak Road/Portnalls Road Coulsdon ref 767.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4022/01/006/DM43.4/O	Mr & Mrs Ewin	Object	Soundness - Justified	DM43.4 502	Objection to Croydon Council's proposal to provide sites for travellers & the building of houses, etc on green land in Shirley & other areas.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4023/02/002/DM43.4/O	Ms S Amin	Object		DM43.4 502	I am writing to object to the use of the location of site 502 as a gypsy and traveller site. The site would constitute in appropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4024/01/002/DM43.4/O	Ms S Bailey	Object		DM43.4 502	<p>I register an objection to both of these proposals on the following grounds. Both are acknowledged to be in the Green Belt and the proposal is contrary to Policy E of Planning Policy for Traveller Sites which was published by the government in August 2015, which says "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". One of the sites adjoins a Site of Nature Conservation Interest, which would suffer detrimentally as a result of this proposed development and the impact on such a site should be a criteria when assessing potential locations. A lack of suitable criteria, not to have an unacceptable adverse impact on biodiversity, have been used when looking at potential locations which has resulted in the rather perverse selection of two sites in the Green Belt. It seems turning green belt in to a gypsy / traveller site can only have an impact on biodiversity. Additional criteria should also be utilised, including:</p> <ul style="list-style-type: none"> <li>- Not in the Green Belt.</li> <li>- Does not impact upon important open spaces such as a Sites of Nature Conservation Interest / Areas of Outstanding Natural Beauty / SSSI's or other protected locations.</li> <li>- Residential properties or other recreational areas, such as parks and gardens, will not be impacted by the "setting" of gypsy / traveller sites.</li> <li>- Existing services (water, sewerage, highways) and other public services are already in place and easy to access.</li> </ul> <p>Suitable alternatives have not been considered. Even a cursory drive around the area of the existing gypsy / traveller site will reveal much more suitable locations in close proximity to existing facilities.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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4026/01/001/DM43.4/O	Mr S Dhanda	Object	Soundness - Justified	DM43.4 502	<p>The use of land to provide pitches at Coombe Farm, Oaks Road or Coombe Lodge Nurseries, Conduit Lane is entirely out of keeping with the character of those areas. Why ruin such beautiful areas so close to central Croydon for future generations? Once gone, that land will be gone forever. We should treasure areas such as these and put them to a much more appropriate use in keeping with the use of similar surrounding land. Housing/Residential/Pitches are not good uses of this land.</p>	The only real alternative if there has to be one is at Pear Tree Farm, Featherbed Lane where there already exists a large scale housing development and appropriate facilities including schools, transport and infrastructure nearby.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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4027/01/002/DM43.4/O	Debby Stanhope	Object		DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4028/01/001/DM43.4/O	Mrs S Dixon	Object	Soundness - Consistent with National	DM43.4 502	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4029/01/002/DM43.4/O	Mr Islam Hameed	Object		DM43.4 502	SP2.7 makes no mention of impact on the surroundings of the site and nearby residents. Accordingly, an additional criterion should be added 'f. Must be entirely acceptable in relation to its impact on nearby public spaces and residents and businesses in the area.' If this were included the proposals Ref 502, Coombe Farm, and Ref 661, Coombe Lodge Nurseries, would immediately be seen to be inappropriate. Coombe Lodge Nursery is by the lovely gardens of Coombe Wood with its popular tea room and wooded area. Coombe Farm is green belt land in Lloyd Park, left to the people of Croydon by the Lloyd family and where families enjoy the open space, kids play in the play area, joggers, dog walkers and of other walkers exercise, spots are played, families snack in the café and everyone feels reasonably safe"	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

As a resident in the area, I am writing to object to, the use of the following locations as gypsy and traveller sites;  
a) Coombe Lodge Nurseries off Conduit Lane, site reference 661  
b) Coombe Farm off Oaks Road, site reference 502  
as above sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7A and SP2.7B;

The de-designation of: Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid.

These proposals are clearly harmful for the Green Belt and would have a negative impact on the environment and wildlife in Coombe Wood, Shirley Hills and Lloyd Park. It would create a precedent for further erosion of our valuable local amenity. Coombe Road and Coombe Lane are already very busy roads and one of the main arteries into the town centre. The additional traffic emanating from these two sites, without significant road improvements, would exacerbate the traffic congestion, not to mention the additional pressure on the already stretched local services such as schooling and general practitioners. The access roads to these proposed sites are clearly unsuitable for the larger vehicles that this community use as part of their livelihood and way of life. The junctions at Coombe Road, Oaks Road and Conduit Lane are already dangerous for vehicles and this area has the potential with this proposal to become a major accident black spot without significant very costly improvements to the local road network.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4036/01/007/DM43.4/O	Ms S Wheeler-Kiley	Object	Soundness - Justified	DM43.4 502	<p>Happy for the Council to replace under-used garages with much-needed homes, but will be objecting to building on precious open space.</p> <p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	<p>If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
4043/01/006/DM43.4/O	Ms S Rhys-Davies	Object		DM43.4 502	<p>Reasons for objecting:</p> <ol style="list-style-type: none"> <li>1) It will be detrimental to the amenities of adjoining owners</li> <li>2) It is an inappropriate use of Green Belt land</li> <li>3) Sites that are located on the Green Belt are considered to be inappropriate development for Traveller sites (temporary or permanent) and are against government policy (Planning policy for Traveller Sites, DCLG August 2015)</li> <li>4) There are a lack of appropriate amenities close at hand</li> <li>5) There is insufficient local infrastructure to accommodate the plans</li> <li>6) Selection of proposed sites should have a bias towards brownfield or industrial land, not Green Belt</li> <li>7) the existing permanent site in Lathams Way off Bedding Farm Road could be expanded</li> </ol>		Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

4043/01/002/DM43.4/O	Ms S Rhys-Davies	Object	DM43.4 502	<p>Reasons for objecting:</p> <ol style="list-style-type: none"> <li>1) It will be detrimental to the amenities of adjoining owners</li> <li>2) It is an inappropriate use of Green Belt land</li> <li>3) Sites that are located on the Green Belt are considered to be inappropriate development for Traveller sites (temporary or permanent) and are against government policy (Planning policy for Traveller Sites, DCLG August 2015)</li> <li>4) There are a lack of appropriate amenities close at hand</li> <li>5) There is insufficient local infrastructure to accommodate the plans</li> <li>6) Selection of proposed sites should have a bias towards brownfield or industrial land, not Green Belt</li> <li>7) the existing permanent site in Lathams Way off Bedding Farm Road could be expanded</li> </ol> <p>Alternative suggestions for sites: 632, Land south of Threehalfpenny Woods, Kent Gate Way, Bridle Way, Addington</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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4043/01/005/DM43.4/O	Ms S Rhys-Davies	Object	DM43.4 502	<p>Reasons for objecting:</p> <ol style="list-style-type: none"> <li>1) It will be detrimental to the amenities of adjoining owners</li> <li>2) It is an inappropriate use of Green Belt land</li> <li>3) Sites that are located on the Green Belt are considered to be inappropriate development for Traveller sites (temporary or permanent) and are against government policy (Planning policy for Traveller Sites, DCLG August 2015)</li> <li>4) There are a lack of appropriate amenities close at hand</li> <li>5) There is insufficient local infrastructure to accommodate the plans</li> <li>6) Selection of proposed sites should have a bias towards brownfield or industrial land, not Green Belt</li> <li>7) the existing permanent site in Lathams Way off Bedding Farm Road could be expanded</li> </ol> <p>Alternative suggestions for sites: Site reference no: 502:Coombe Farm, Oaks Road, Shirley, CR0 5HL</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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4045/01/002/DM43.4/O	Mr S Maniar	Object	DM43.4 502	I object as it would be: 1) Detrimental to the amenities of adjoining owners, 2) Insufficient local infrastructure to accomodate the plan, 3) Inappropriate use of green belt land. Alternative suggested sites: 1) 536: Land of Former Croydon Airport runway, South of Imperial Way, Waddon - 2) 767-Cane Hill-south Part, Hollymeok Raod, Portnails Road, Coulsdon.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4048/01/001/DM43.4/O	Lise Land	Object	DM43.4 502	I would like to register my strong objection to the Council's proposals for the consideration of Coombe Farm and Coombe Lodge Nurseries as gypsy/traveller as stated in the above documents and reference numbers. The sites are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's proposals would be in breach of that policy. In addition to this policy breach, these sites are surrounded by parks which are regularly enjoyed by many local residents (including myself) for their natural beauty and relaxing environments. Their positive contributions to our well-being cannot be underestimated and will be significantly impacted by your proposals. It is therefore hard to imagine why such sites have even been considered at all, or in preference to other sites in the Council's document 'Assessment and selection of sites for Gypsy and Travellers August 2015'. The scoring method applied is rather confusing. For example, the GB/MOL criteria in the table in section 4.1 has the possible scores of -10, -5 or +10, yet the two references above have been given a GB/MOL score of 5, which is detrimental to their overall score. I would be grateful if the Council could reconsider its plans. Please explain regarding the issues raised around the above objections.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

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I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:

1.de-designation of the Metropolitan Open Land around Shirley Oaks Village;

2.the use of the following five sites for housing:

- land at Poppy Lane reference number 128;

- Stroud Green Pumping Station, 140 Primrose Lane reference number 504;

- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;

- land to the west of Shirley Oaks Road reference number 542; and

- land to the rear of 5-13 Honeysuckle Gardens reference number 548.

If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?

3.the use of the following locations as gypsy/traveller sites:

- Coombe Farm off Oaks Road reference number 502;

- Coombe Lodge Nurseries off Conduit Lane reference number 661; and

- Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;

As the Council acknowledges, all three of these sites are in the Green

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:

"Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".

The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);

4.focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too;

5.Policy DM2 on development on garden land, which is too subjective and therefore too weak. There should be a much stronger presumption against development on garden land; and

6.Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. Restricting parking spaces in such areas doesn't lead to fewer people owning their own car; it just leads to greater competition for existing spaces.

4051/01/008/DM43.4/O	Mr Matt Knight	Object	DM43.4 502	I object to the use of the site as a traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4054/01/003/DM43.4/O	Mr & Mrs Shah	Object	DM43.4 502	<p>We would like to notify you of our objection to the proposed traveller sites at Coombe Farm off Oaks Road and Coombe Lodge Nurseries off Conduit Lane, as described in your consultation on the detailed policies and proposals for The Croydon Local Plan.</p> <p>We understand that there are plans to change the designation of areas of Green Belt and Metropolitan Open Land. Specifically, we understand that the Council have identified two locations in the Shirley area for gypsy/traveller sites at Coombe Farm off Oaks Road and Coombe Lodge Nurseries off Conduit Lane.</p> <p>We wish to object to the Council's proposals as both these sites are in the Green Belt and the proposals are contrary to Government policy (Policy E of Planning Policy for Traveller Sites) which states "Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development". Clearly the Council's approach is in breach of this policy.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4054/01/005/DM43.4/C	Mr & Mrs Shah		DM43.4	We would like to notify you of our objection to the proposed traveller sites at Coombe Farm off Oaks Road and Coombe Lodge Nurseries off Conduit Lane, as described in your consultation on the detailed policies and proposals for The Croydon Local Plan.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
			502	We understand that there are plans to change the designation of areas of Green Belt and Metropolitan Open Land. Specifically, we understand that the Council have identified two locations in the Shirley area for gypsy/traveller sites at Coombe Farm off Oaks Road and Coombe Lodge Nurseries off Conduit Lane.		
				We wish to object to the Council's proposals as both these sites are in the Green Belt and the proposals are contrary to Government policy (Policy E of Planning Policy for Traveller Sites) which states "Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development". Clearly the Council's approach is in breach of this policy.		
				It is also our understanding that one of these proposed locations for gypsy/traveller sites borders a Site for Nature Conservation Interest. Also both these proposed sites are some distance away from public services.		
				It is our view that the proposals will change the character of our area very much for the worse.		
				In the circumstances, these proposals should not be approved.		
4056/01/002/DM43.4/O	Mr & Mrs Ferguson	Object	DM43.4	We are writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; because both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b:	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
			502			

4058/01/011/DM43.4/O	Mrs Mary Gray	Object	DM43.4 502	Coombe Farm off Oaks Road reference number 502; As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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4059/01/011/DM43.4/O	Shirley Lidbury	Object	DM43.4 502	Coombe Farm off Oaks Road reference number 502; As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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4062/01/011/DM43.4/O	Mr & Mrs Keith & Susan Hobbs	Object		DM43.4 502	Coombe Farm off Oaks Road reference number 502; As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4063/01/006/DM43.4/O	Mr & Mrs Whitehead	Object	Soundness - Justified	DM43.4 502	We also wish to object to the plans for traveller sites around the Coombe Lane and Oaks Road areas. We have seen first hand what travellers have done to an area of land. In a matter of two days we had piles of rubble, plastic and human waste on the open land to the rear of us. The residents of Shirley Oaks were forced to pay for the cleanup, on two separate occasions. Groups have repeated this mess in numerous places around Shirley over the last few years and have no respect for the area, so why should we create space for them at our expense.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4064/01/006/DM43.4/O	Mr Gregory Boyce	Object		DM43.4 502	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4065/01/011/DM43.4/O	Mr Clive Jarvis	Object	DM43.4 502	<p>Coombe Farm off Oaks Road reference number 502;</p> <p>As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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4066/01/002/DM43.4/O	Dr Chandra Pawa	Object	DM43.4 502	<p>I am a Croydon resident and am writing to object to the use of Coombe Farm off Oaks Road, site reference number 502, policy number DM43 as a gypsey and traveller site</p> <p>□</p> <p>This site is in the Green Belt, with one bordering a site of Nature Conservation. The proposed use would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way.</p> <p>In additionsites 661 and 502 does not have easy access to local schools, healthcare, retail and other amenities; the vehicular access into these sites is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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4067/01/011/DM43.4/O	Mrs Marilyn Loader	Object	DM43.4 502	Coombe Farm off Oaks Road reference number 502; As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4069/01/002/DM43.4/O	Dr Kenneth Lim	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4070/01/002/DM43.4/O	Ann McEvaddy	Object	DM43.4 502	I am writing to object to the use of Coombe Farm off Oaks Road, site reference 502 as gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4071/01/006/DM43.4/O	Mr & Mrs Tross	Object	DM43.4 502	Given the existing levels of brownfield sites in the area, these should be exhausted before encroaching on areas that would significantly alter the character of the area.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4072/01/006/DM43.4/O	Dr Abia Afsar-Siddiqui	Object	DM43.4 502	I am writing to object to the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks road, site reference 502; as both sites would consistute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4073/01/002/DM43.4/O	Mr Graham Lyon	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4074/01/002/DM43.4/O	Mr S Litchfield	Object	DM43.4	Reasons for Objecting:	The alternative suggested site that would have far less impact on the local area and it residents (not all being on Green Belt either!!!!!!) in my opinion would be:	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
			502	<ul style="list-style-type: none"> <li>- The development would cause a detrimental effect to the Amenities of Adjoining Owners in the local area</li> <li>- The proposed development is on Green Belt</li> <li>- Surely a sensible site should be on Brownfield or Industrial Land as in an ever increasing urbanised area where developments and buildings are being built at an alarming rate we are losing all green space.</li> <li>-To use the Sites would require a Change of Land Use</li> <li>- Why on earth are two of the proposed sites in such close proximity from one another in an area the size of the borough of Croydon?</li> <li>- There is a complete imbalance across the borough with all Sites being Proposed in the South of Croydon</li> <li>- Potential increased crime in our local area (this was highlighted only last week when the South Croydon area (Brighton Road and surrounding areas) came to a stand still and hit national press with the eviction of travellers found to have firearms. The local School I worked in had to lock its gates and not allow students into the surrounding area until the conflict had been dealt with (my young families security and happiness are paramount, hence the reason I chose South Croydon to live in and paid the large additional house price to ensure my family were free from this sort of activity.</li> <li>- My preference would be to simply expand the existing permanent Gypsy Site in Lathams Way off Beddington Farm Road, would this not provide a simple and cost effective option for the council and far less issues to a huge number of tax paying, law abiding citizens in the Croydon Borough???? If the council is unwilling to do this then from the proposals then Pear Tree Farm &amp; Pear Tree Farm Cottage, Featherbed Lane should be one of the selected sites</li> </ul>	<ul style="list-style-type: none"> <li>16 - Heath Clark playing fields, Stafford Road, Waddon</li> <li>120 - Timebridge Community Centre, Field Way, New Addington</li> <li>518 - Land adjacent to 103 Goodenough Way, The Admirals Walk, Old Coulsdon</li> <li>522 - Wandle Road surface car park, Wandle Road, Croydon Opportunity Area</li> <li>536 - Land of former Croydon Airport runway, south of Imperial Way, Waddon</li> <li>552 - Land adjacent to Ashburton playing fields at rear of 2-88 Coleridge Road, Addiscombe</li> <li>553 - By Pavilion Playing Fields, Purley Way, Waddon</li> <li>632 - Land south of Threehalfpenny Woods, Kent Gate Way, Bridle Way, Addington</li> <li>636 - Land west of Timebridge Community Centre, Lodge Lane, Elmside, Addington</li> <li>767 - Cane Hill-south part, Hollymeoak Road / Portnalls Road, Coulsdon</li> </ul>		

4075/01/007/DM43.4/O	Kaljit Gata-Aura	Object	DM43.4	Objection to the use of following locations as gypsy or traveller sites: Coombe Farm off Oaks Road - Ref 502	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
			502			

4078/01/006/DM43.4/O	Mr & Mrs Belsey	Object	DM43.4 502	The area where the travellers site is being suggested is Greenbelt. We must not build on Greenbelt sites, as these are areas for relaxation, wild life and nature. Again this will result in a decrease in wild life and more flooding.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4079/01/002/DM43.4/O	Melissa Chu	Object	DM43.4 502	I am a Croydon resident and am writing to object to the use of the following locations as gypsey and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661. policy number DM44: and Coombe Farm off Oaks Road, site reference number 502. policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy 5P2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4080/01/002/DM43.4/O	Natwarlal Patel	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4081/01/002/DM43.4/O	Mr & Mrs Hyde	Object	DM43.4 502	<p>We object to:</p> <p>the proposed de-designation of Croham Hurst and Coombe Road playing fields as Green Belt.</p> <p>the proposed use of Coombe Lodge Nurseries (site 661) and Coombe Farm (site 502) as gypsy &amp; traveller sites.</p> <p>These linked areas, which connect with Lloyd Park &amp; Shirley Hills, contribute hugely to the amenity of the borough. This public continuum is precious to many from across Croydon and beyond. Development and traveller sites would change the character of the amenity, particularly the Conduit Lane footpath.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4082/01/002/DM43.4/O	Philip Jupp	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4083/01/009/DM43.4/O	Mr Reuben Gata-Aura	Object	DM43.4 502	<p>object to The use of following locations as gypsy or traveller sites:</p> <p>Coombe Farm off Oaks Road - Ref 502</p> <p>Coombe Lodge Nurseries off Conduit Lane - Ref 661</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4087/01/001/DM43.4/O	Kelly Welly	Object	DM43.4 502	I have been advised by a neighbour that a rumour is circulating regarding a Travellers site being given planning permission on the Shirley oaks village (Primrose Land) green land! I am extremely concerned about this as my house backs onto said land Can you confirm if this is true and if so confirm the exact location of the proposed site?	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4089/01/006/DM43.4/O	Victoria Moore	Object	DM43.4 502	the Council has identified two locations on the edge of Shirley for gypsy/traveller sites: Coombe Farm off Oaks Road, which is identified as suitable for 15-20 pitches (pages 449-450, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 502). "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4096/01/004/DM43.4/O	Mr Vince Hemment	Object	DM43.4 502	I will be objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4100/01/002/DM43.4/O	Mr Tim Newman	Object	DM43.4 502	I particularly object to Coombe Farm, Oaks Road (ref 502) on the edge of Shirley which the Council has identified for Gypsy/Traveller sites. Both of these sites are in the Green Belt and therefore inappropriate for development in my opinion.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4104/01/007/DM43.4/O	Terrence & Jacqueline Spriggs	Object	Soundness - Justified DM43.4 502	<p>Happy for the Council to replace under-used garages with much-needed homes, but will be objecting to building on precious open space.</p> <p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	<p>If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
4109/01/002/DM43.4/O	Mr & Mrs Chang	Object	DM43.4 502	<p>We read with dismay and grave concern about Croydon council's plans to build three gypsy/travellers sites in the Green Belt of Shirley. This ill conceived act of allowing housing on some of our precious Green spaces and back gardens will totally decimate and change the character and the environment of this area. The traffic infrastructure will be totally inadequate with traffic problems already a big issue during peak hours as it is. It is already terrifying to see the number of tower blocks going up along East Croydon station resulting in the ever changing skyline of Croydon, turning the town into a massive concrete jungle. We sincerely implore you to reconsider your plans and not to destroy our beautiful green belt and protecting the environment in and around this area. We have lived in Shirley for forty years and over this period we have seen so many new buildings and green open spaces lost to developers.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>	

4110/01/002/DM43.4/O	Mr V Bhuwaneer	Object	Soundness - Justified	DM43.4 502	<p>I would like to object to the proposed travellers sites for the following reasons which I believe are material grounds to refuse these plans:</p> <ul style="list-style-type: none"> <li>•The Council has an obligation to consider all potential sites across the borough. It also needs to demonstrate this, and provide information that details what sites were considered (both private and publicly) together with full assessments on these sites. This I cannot see has been done.</li> <li>•The suggested sites are in close proximity to each other in a huge borough. This cannot be correct. Fine, allow one - but all three? This is politically motivated.</li> <li>•There is currently not enough amenities locally and no plans to increase them. School places and GPs are already full.</li> <li>•Transport concerns. PTAL ratings or similar, where are they?</li> </ul>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
4112/01/010/DM43.4/O	Ms V Cruickshank	Object		DM43.4 502	<p>5.The use of the following locations as gypsy/traveller sites:</p> <p>I object to the use of the following locations as gypsy/traveller sites:</p> <p>Coombe Farm off Oaks Road; reference number 502; and Coombe Lodge Nurseries off Conduit Lane; reference number 661.</p> <p>These are both in the Green Belt, where Policy E of Planning for Traveller Sites clearly says that "travellers sites (temporary or permanent) in the Green Belt are inappropriate development".</p> <p>This is also likely to have a negative effect on the Site of nature conservation interest that one of the sites would border, and both sites are a distance from public services. It is also likely to create increased traffic problems in an area that is not best suited for such sites.</p> <p>Consideration should be given to the refurbishment of the existing sites, or where this is not possible, alternative and more appropriate sites.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

4113/01/001/DM43.4/O	Ms W Mikiel	Object	Soundness - Justified	DM43.4 502	<p>I have been made aware of the proposals for Site References 661, 502 and 755 for use as traveller sites.</p> <p>I object on the grounds that these are Green Belt sites covered by Policy SP2.7a and SP2.7b and are therefore unsuitable for traveller camps. I use both sites near Coombe Lodge fairly regularly and was frightened by loose and dangerous dogs when the site was being used illegally by travellers, and I noticed that the woods were being used as a toilet. The amenities of that area would be lost to everyone else if these proposals were to</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4116/01/002/DM43.4/O	Mr & Mrs Mitton	Object		DM43.4 502	<p>I am writing to object to the use of Coombe Farm off Oaks Road, site reference 502 as gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4117/01/003/DM43.4/O	Cllr S Brew	Object		DM43.4 502	<p>I object to the use of the following locations as gypsy and traveller sites: Coombe Farm off Oaks Road, site 502;</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

As a local Resident in the Croham Ward of South Croydon the subject area is well known to me and my family, and in my opinion its use as proposed, or indeed for any kind of development, is wholly inappropriate, and accordingly I object. I have carefully reviewed the documentation prepared by the Council, and specifically looked at the Assessment and Selection of Sites for Gypsy and Travellers. Whilst the document is very comprehensive, I am unclear as to whether or not it is a universally adopted one that is used for the whole Country, and in any event question the methodology with its use of selective criteria and the RAG scoring which is very subjective. I noticed that the scoring for the subject site includes a positive  $\pm 5$  under the criteria heading of Green Belt/Metropolitan Open Land. This appears incorrect, and if I am reading and interpreting the document accurately then this score should be a negative -5. Assuming this is an error then it distorts the resultant figure by ten. Given this error, are there indeed others aswell? I also noted in the Gypsy and Traveller Accommodation Needs Assessment prepared by Croydon Council that it highlights a substantially higher level of additional pitches required in the first five years (2013-2018) where 27 pitches are stated, whereas in the subsequent five year periods only 7 or 8 pitches are scheduled for each of the three periods through to 2033. I would suggest that these lower figures in the latter years are unrealistic and in all probability are likely to rise. If so, then the pressure to enlarge the overall area of the subject site will increase, and it will of course be easier for the Council to try and justify it and probably win the argument because of the established use and precedent. Therefore, the size of the subject site and/or another one in the locality, will in all probability substantially increase. Fundamentally, this location is 'Green Belt' land and notwithstanding that it has some development and land use, the proposed use, or indeed for any kind of development, is wrong and in my opinion would not comply with Policy SP2.7a and SP2.7b. It is also my understanding that under Central Government policy if such land is designated as 'Green Belt', then it should enjoy the protection from all forms of development and not favour any particular group or person within the community unless there are special circumstances. In this case there are no such special circumstances. If any private

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business person or organisation wanted to create a caravan and/or static home site in this location it would not receive Planning Permission - this is the 'test' for such a proposal, and we should not have differing sets of rules for the Council and the Public. In addition to the above I also note a list of other salient points as to why in my opinion the use of the subject land as proposed is inappropriate:

- Notwithstanding some nominal use of the area for local business, housing, and school/education purposes, the general locality is one of woodland, playing fields, parkland, and rural space. Any kind of use for more intense housing, and possibly associated businesses as well, for any sector of the community whether it be caravans, static homes, prefabricated houses, or traditional housing would be inappropriate.
- This area of Coombe is of some historical significance with several notable houses of architectural merit. Notwithstanding that some of the area and buildings have changed and indeed increased over the more recent decades, it still retains a relatively rural and spacious charm which should be respected and retained for current and future generations.
- More intense housing for any sector of the community will increase noise and light pollution and would be inappropriate.
- Local nature and wildlife is present in this area and as such should not be subjected to pressure from an increased resident population. Lloyd Park, Coombe Park, and the woods of Addington Hills which border and/or are in close proximity to the subject development site are of high public interest and could be negatively impacted by the proposals.
- The access road from Oaks Road that will form the route to the subject site is relatively narrow and already used by other residents and those accessing the playing fields. This road would need to be up-graded at considerable expense if the proposal were to proceed.
- Vehicle access onto Oaks Road is restricted with reduced visibility as well as being in very close proximity of the tram/road crossing.
- Notwithstanding the presence of the local Tramlink service, public transport is otherwise very limited and as such will force new residents to use private vehicles and thus cause more environmental pollution in an otherwise rural locality.
- Local amenities and facilities such as shops, health centres, possibly suitable schools are essentially non-existent and will force the residents to

use private vehicles unnecessarily.  
 - The proposed subject site is relatively large, and if approved, would potentially house a significant number of people and which may be further exacerbated by the possible location of another similar site in relatively close proximity. My understanding is that gypsy and traveller families actually prefer smaller sites.  
 - Development of this subject site with new and extended infrastructure in the form of services, sewage, power, fencing, roads, and hardstanding is likely to be very expensive, and indeed disruptive in providing.

Other locations, some thus far dismissed but there may be others, will almost certainly offer better use of the limited public funds available. Partial infrastructure may well be already in place or more readily available in these other locations and help to lessen the burden on the public purse. Also, in comprehensively reviewing other locations, it may be possible to address suitable brownfield sites that in all but easy situations private developers ignore and disregard, but which nevertheless remain a serious blight on the landscape of the Borough.

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4121/01/003/DM43.4/O	Janet Norris	Object	DM43.4 502	I am writing to object to the use of Coombe Farm, Oaks Road 502 as a gypsy/traveller site	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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Object Soundness - DM43.4  
Justified 502

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

Whilst I agree that we desperately need new housing, it should be built on brownfield sites not our remaining precious green spaces! I understand the Council has identified two locations on the edge of Shirley for gypsy/traveller sites: Coombe Farm off Oaks Road, which is identified as suitable for 15-20 pitches (pages 449-450, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 502); and Coombe Lodge Nurseries off Conduit Lane, which is identified as suitable for 15-25 pitches (pages 468-469, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 661). I object to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4129/01/007/DM43.4/O	Mr Edward Swan	Object	DM43.4 502	<p>I understand the Council has identified two locations on the edge of Shirley for gypsy/traveller sites: Coombe Farm off Oaks Road, which is identified as suitable for 15-20 pitches (pages 449- 450, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Padial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 502)</p> <p>I object to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4132/01/004/DM43.4/O	Janet Harding	Object	DM43.4 502	I am writing to object to the use of Coombe Farm off Oaks Road as gypsy / traveller site	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4137/01/010/DM43.4/O	Mrs S Rudduck	Object	DM43.4 502	I object to the use of Coombe Farm off Oaks Road Ref: 502 as a gypsy/traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4138/01/002/DM43.4/O	Ms S Rao	Object	DM43.4 502	I am a Croydon resident and am writing to object to Coombe Farm off Oaks Road, (site reference 502 Policy DM43)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4139/02/002/DM43.4/O	Mrs S Chandarana	Object	DM43.4 502	<p>Build a school please. School is a viable option as there no schools in our area. The plan makers have missed a big point that existing infrastructure cannot cope with the influx of additional population at such a fast pace. Also it has to be planned over few years. It should never ben on a green belt/attached to a green belt sites as it is disastrous for the environment. There are quite a few brownfield sites in Croydon should be explored. What are the criteria behind selecting two sites within 1 mile of each other? The plan makers do not know the grass root situation. They have just assumed things without actually knowing the facts. This is a grave situation. There are quite a few public and independent schools in the nearby area. Building a new school will support Selsdon and nearby citizens. Besides we do not have a Grammar schol in Croydon. So, it would be ideal if we build a grammar school in Croydon on one of the proposed sites. Existing infrastructure just cannot cope with additional population in Croydon:</p> <ul style="list-style-type: none"> <li>- We have to wait at least 4-5 days to get appointment at doctors- many times do not get appointment</li> <li>- We have to wait at least 15 minutes to get a turn to play swing/slide for my son in any local parkl. The parks are so crowded during summer. Already children are getting very less exercise. If 40 families come over with more than 80 children then it would be extremely over crowded.</li> <li>- There are not enough schools in the area. We should build more schools</li> <li>- There is very limited green space in Croydon. Government policy states that you cannot build temporary or permanent sites on Green Belt. Putting the travellers sites near green belt will endanger.</li> <li>- Conduit lane is a no drive zone. Increased traffic due to a planned school and travellers sites will cause traffic chaos.</li> <li>- We need green belts for good health of the citizens. Steps like these would encourage the encroachment of green belts</li> </ul>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

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- We have to wait at least 15 minutes to get a turn to play swing/slide for my son in any local parkl. The parks are so crowded during summer. Already children are getting very less exercise. If 40 families come over with more than 80 children then it would be extremely over crowded.
- There are not enough schools in the area. We should build more schools
- There is very limited green space in Croydon. Government policy states that you cannot build temporary or permanent sites on Green Belt. Putting the travellers sites near green belt will endanger.
- Conduit lane is a no drive zone. Increased traffic due to a planned school and travellers sites will cause traffic chaos.
- We need green belts for good health of the citizens. Steps like these would encourage the encroachment of green belts

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4140/01/001/DM43.4/O	Mr S Illingworth	Object		DM43.4 502	There has been a history of unauthorised "pitches" in this area over the past few years, in particular on the field adjacent to the practise area and 5th hole on the golf course. On each occasion these pitches have been accompanied by residual mess, threatening behaviour and mindless theft of golf club property. Each time that Gypsies/Travellers have been in the area, they have trespassed onto the golf course while club members are playing, threatening those members with physical and verbal abuse on numerous occasions. This behaviour is totally unacceptable and very demoralising, and should either of these pitches go ahead I am sure that it will have a serious detrimental affect on both the club and it's members.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4141/02/001/DM43.4/O	Mrs S Deshpande	Object	Soundness - Consistent with National	DM43.4 502	I am writing to object to:  1.The use of the following location as a gypsy and traveller site:  •Coombe Farm off Oaks Road, site reference 502  as the site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.  There is also an error in the calculation for the Green Belt score in the selection criteria. The site should be scored -5 for being in Green Belt and not +5.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4145/01/007/DM43.4/O	Mr & Mrs Andrews	Object	Soundness - Justified	DM43.4 502	<p>I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:</p> <p>3. the use of the following locations as gypsy and traveller sites:</p> <ul style="list-style-type: none"> <li>• Coombe Farm off Oaks Road reference number 502;</li> <li>• Coombe Lodge Nurseries off Conduit Lane reference number 661; and</li> <li>• Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;</li> </ul> <p>As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the government in August, says very clearly:</p> <p>“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.</p> <p>The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
4146/01/008/DM43.4/O	Mr & Mrs Carpenter	Object		DM43.4 502	<p>We object on the basis that both sites are on Green Belt land and one is adjacent to a Site of Nature Conservation Interest. This proposed siting appears to be contrary to the Government's published policy which says that such sites in the Green Belt are inappropriate development.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>

4148/01/001/DM43.4/O	Mr & Mrs Dennis	Object	Soundness - Justified DM43.4 502	Under no circumstances do we agree with a Gypsy and Traveller site at this location.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4150/01/004/DM43.4/O	Mr & Mrs Kennard	Object	DM43.4 502	I am writing to object to The use of Coombe Farm off Oaks Road reference number 502; and Coombe Lodge Nurseries off Conduit Lane reference number 661 as locations for gypsy/traveller sites. Both sites are within the Green Belt, are a substantial distant from public services such doctors and schools and one is adjacent to a Site of Nature Conservation Interest.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4152/01/002/DM43.4/O	Mr & Mrs Munnery	Object	DM43.4 502	National guidelines clearly state 'Travellers Sites emporary or per,nanent) hi the Green Bell are inappropriate development'. The Council's proposals, therefore, clearly breach such guidelines. Also, we question the Council's assertion that it needs to quadruple the number of travellers/gypsy sites in the Borough. Apart from this major objection, the above sites identified for such use would have: - poor access via narrow roads/lanes for large vehicles; - consequent impact upon local traffic congestion with movements of large vehicles; - no safe paved walking routes to schools, shops, doctors, etc.; - additional requirement for services and facilities for hygienic occupation; - increased pressure on local schools, medical facilities, waste disposal, etc.; - impact upon local facilities and amenities of current residents. Also, we understand that the proposed pitches would accommodate considerably more caravans and associated vehicles than can be controlled by planning restrictions.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4153/01/001/DM43.4/O	Mr Gary Dean	Object	DM43.4 502	am writing to object to the use of the following locations as gypsy and traveller sites at Coombe Lodge Nurseries off Conduit Lane, site reference 661 and Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4154/01/002/DM43.4/O	Mr John Gibson	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4155/01/007/DM43.4/O	Mr John Gibson	Object	DM43.4 502	Incorrect calculation in the selection criteria for 502 (Coombe Farm)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4155/01/002/DM43.4/O	Mr John Male	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4157/01/002/DM43.4/O	Mr Mark Walker	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

The GTANA report (2013) does not consider why there is a requirement to provide such facilities and refers to the CLG's document 'Planning Policy for Traveller Sites (March 2014)' which states that Local Authorities should in producing their local plans, consider joint development plans that set targets on a cross authority basis. This proposal seems to have been produced in isolation from other neighbouring councils even though the above clearly indicates that nearby councils such as Sevenoaks, Tandridge and Bromley have higher demand. Proposals in the Housing and Planning Bill 2015-2016 are to remove the statutory requirement on local authorities to assess the specific accommodation needs of Gypsies and Travellers - the emphasis being that when authorities are carrying out a review of housing needs that it considers the needs of all the people residing in their district, without any reference to Gypsies and Travellers. We hope this means that Croydon Council will consider our needs and the needs of our neighbours and local services and businesses as weighty as those of Gypsy and Travelling people. We understand that there is a lot of opposition to the proposed sites from people currently residing in the district due to the threat to the Green Belt, increased traffic and increased pressure on local services. Surely such low scores within the "Assessment and Selection of Sites for Gypsy and Travellers" (August 2015) should have resulted in an acceptance that none of the sites are really particularly suitable and that the council will need to liaise with other council if determined to make provision. All three sites are in Green Belt land - Policy E of Planning Policy for Traveller Sites - traveller sites (temporary and permanent) in the Green Belt are inappropriate development. Further concern for the impact upon Green Belt is highlighted in the GTANA Stakeholder consultation. The sites are contrary to the Strategic Policies (April 2013) in terms of access from roads and proximity to bus routes; and access to essential services including health and education facilities.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4161/01/002/DM43.4/O	Mr Trevor Watkins	Object	DM43.4 502	I am a Croydon resident and am writing to object to the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661. policy number DM44: and Coombe Farm off Oaks Road, site reference number 502. policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy 5P2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4166/01/004/DM43.4/O	Carol Holmes	Object	DM43.4 502	I am writing to you to object to use of Green Belt Land for gypsy/traveller sites (reference numbers 502, 661) Coombe Farm off Oaks Road (reference number 502) and Coombe Lodge Nurseries off Conduit Lane (reference number 661) are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. These proposals are in breach of policy E of Planning Policy for Traveller Sites, published by the Government in August, which says that Traveller Sites in the Green Belt are inappropriate development. Alternative sites should be found.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4167/01/001/DM43.4/O	Mr A Majeed	Object	Soundness - Justified DM43.4 502	The proposed Gypsy and Traveller site is contrary to government policy as it is in Green Belt. In addition, based on past experience of unauthorised encampments I think there would be a threat to the safety, security and well-being of my family.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4168/01/002/DM43.4/O	Catherine Martin	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4174/01/006/DM43.4/O	Mr B Williams	Object	DM43.4 502	I object to the site being allocated for a gypsy and traveller site. It is in the Green Belt and one of the sites borders a Site of nature Ocnervation Interest. Policy E of Planning Policy for Travellers Sites published by the government in August says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate developemtn". The Council's approach is clearly in breach of this policy.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4178/01/001/DM43.4/O Mr Brian Mole	Object	DM43.4 502	<p>It is in a green belt area. National guidelines say that travellers/gypsy sites in the greenbelt are inappropriate development. There is a long history of planning application refusals and avoidance of planning permission at Coombe Farm. The reasons for this should be re-visited. The site is on a single track lane with a very narrow access onto Oaks Road which is not suitable for large mobile homes, or the additional traffic from travellers trucks, cars, vans and trailers as well. The site has no safe walking route to schools, shops, doctors, etc. There is no pavement along Oaks Lane and very poor lighting when dark. There is only partial pavement on one side of the road along Oaks Road as well. The size of the pitches would accommodate far greater number of caravans than can be controlled by planning restrictions. Even if the restrictions are adhered to, there could be as many as three families on each pitch allowing for 60 mobile homes. This would totally overwhelm the residents of Oaks Farm, Oaks Road and Oaks Lane and would not be conducive to social cohesion. The proposed site is not within the required distance to both schooling and medical needs. The closest schools are oversubscribed so would be unable to meet the needs of so many new children to the area. The (and is in private ownership at Coombe Farm, and any funds spent on (compulsory or otherwise) purchase could surely be spent more wisely on behalf of the population of Croydon. Several businesses which make a big contribution to the Local economy and also provide much needed amenity to the public will be detrimentally affected by the site.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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4184/01/002/DM43.4/O Krutika Patel	Object	DM43.4 502	<p>I object to the use of the site for gypsy and traveller accommodation.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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4186/01/002/DM43.4/O	LB King	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4186/01/007/DM43.4/O	LB King	Object	DM43.4 502	Incorrect calculation in the selection criteria for 502 (Coombe Farm)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4188/01/002/DM43.4/O	N K Shaikh	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4189/01/006/DM43.4/O	Mr Roger Bolton	Object	DM43.4 502	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4190/01/002/DM43.4/O	Mr Ronald West	Object	DM43.4 502	I am writing to object to the use of Coombe Farm off Oaks Road, site reference 502 as gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4191/01/002/DM43.4/O	S.R Patel	Object		DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4193/01/002/DM43.4/O	Claire Green	Object		DM43.4 502	I am writing to object to the use of Coombe Farm off Oaks Road, site reference 502 as gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4199/01/002/DM43.4/O	Mr F Partovi	Object		DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4200/01/008/DM43.4/O	Mr G Furmanski	Object	Soundness - Justified	DM43.4 502	I object to 4. the use of the following locations as gypsy/traveller sites a) Ref No. 502 — Coombe Farm off Oaks Road b) Ref No. 661 — Coombe Lodge Nurseries off Conduit Lane	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4203/01/010/DM43.4/O	Mr J Beaven	Object	Soundness - Justified	DM43.4 502	I am writing to submit my objection to: 5. The use of the following locations as gypsy/traveller sites: - Coombe Farm off Oaks Road, reference number 502; and - Coombe Lodge Nurseries off Conduit Lane, reference number 661.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4206/01/007/DM43.4/O	Dr K Parke	Object	DM43.4 502	Incorrect calculation in the selection criteria for 502 (Coombe Farm)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4206/01/002/DM43.4/O	Dr K Parke	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

5. Proposed Policy DM43 Creation of Gypsy / Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Farm and Pear Tree Cottage Featherbed Lane.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and one borders a site of Nature Conservation Interest. Such development is in breach of Policy E10 Planning Policy for Traveller Sites, which says that 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'. All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites now, and 39 by 2036 is excessive and will have an adverse effect on the borough. If the number of Gypsy/Traveller sites really needs to be increased by this amount then a more appropriate location would be around the existing site at Purley Way. The positioning of a Gypsy/Traveller site adjacent to the car park for Coombe Woods, between the Chateau Restaurant and the Hotel/restaurant, would probably deter me from using any of these attractions.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

I have restricted my objections to those plans that primarily affect the area of Shirley I which I live, but the same objections apply to other proposals in other parts of the borough.

4211/01/002/DM43.4/O	B Busa	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4211/01/007/DM43.4/O	B Busa	Object	DM43.4 502	Incorrect calculation in the selection criteria for 502 (Coombe Farm)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4212/01/007/DM43.4/O	Bhavil Vyas	Object	DM43.4 502	Incorrect calculation in the selection criteria for 502 (Coombe Farm)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4212/01/002/DM43.4/O	Bhavil Vyas	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4213/01/008/DM43.4/O	Mr & Mrs DB Good	Object	DM43.4 502	<p>Proposed Policy DM43 Creation of Gypsy /Traveller sites at Coombe Farm, off Oaks Road, and Coombe Lodge Nurseries, off Conduit Lane I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and one borders a site of Nature Conservation Interest. Such development is in breach of Policy Eat Planning Policy for Traveller Sites, which says that 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'. All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites now, and 39 by 2036 is excessive and will have an adverse effect on the borough. If the number of Gypsy/Traveller sites really needs to be increased by this amount then a more appropriate location would be around the existing site at Purley Way. The positioning of a Gypsy/Traveller site adjacent to the car park for Coombe Woods, between the Chateau Restaurant and the Hotel/restaurant, is totally undesirable. As users of the restaurants, gardens, park and golf course it would be hard to imagine we will wish to visit these attractions if it is blighted in this way. As members of Shirley Park Golf Club we have experienced threatening behaviour, trespass verbal abuse and stonishing residual mess travellers create. The golf club provides social and sporting activity for some 700 members and many visitors including junior players who play during school holidays and weekends. Their safe environment will be endangered. We understand that the proposed sites fail to meet criteria with regard to schooling and medical needs and it seems obvious that these proposals need to be scrapped as soon as possible.</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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4214/01/006/DM43.4/O	Mr J Turvey	Object	DM43.4 502	<p>I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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4218/01/001/DM43.4/O Mr & Ms Morgan & Mason

Object

DM43.4  
502

I object to the use of the site for  
gypsy and traveller accommodation.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

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- It is in a green belt area. National guidelines say that travellers! gypsy sites in the greenbelt are inappropriate development. Even if the properties are demolished to provide for the pitches there will still be a large spill over into the green belt. This means that planning permission should not be available.

- The site is on a single track lane with a very narrow access onto Oaks Road which the large mobile homes will not be able to access. The lane is also used by aggregate lorries (shorter than mobile homes), local residents, members of the sports ground and opposing teams and visitors to Lloyd Park.

- The site has no safe walking routes to schools, shops, doctors etc. There is no pavement along Oaks Lane and very poor lighting when dark. There is only partial pavement on one side of Oaks Road as well. The safeguard of so many additional people including a great number of children must make this site un-feasible. This is unsustainable as everyone will have to use cars to access everything involved in their day to day lives.

- The size of the pitches would accommodate a far greater number of caravans that can be controlled by planning restrictions. Even if the restrictions are adhered to, there could be as many as three families on each pitch. This equates to 60 possible families, 60 mobile homes, with additional tow trucks, vans, trailers and cars.

- National guidelines state that the site should not overwhelm the next nearest settlement. The residents of Oaks Farm, Oaks Road and Oaks Lane (all in isolated positions) would certainly be overwhelmed. We are also concerned about conflict between Romany Travellers and Irish Travellers.

- There is a long history of planning refusals and avoidance of planning permissions at Coombe Farm. Reasons for this should be re-visited.

- Oaks Farm is the adjacent property to Coombe Farm and whenever travellers are in the vicinity this local wedding business is adversely affected. Local businesses should be supported in many ways including the surrounding environments use.

- Shirley Park Golf Club is another local business that I believe has been adversely affected by travellers' presence. In this instance through verbal and physical abuse to club members.

This is not acceptable and must be considered as part of this objection. We understand the proposed sites are not within the required distance to both schooling and medical needs,

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

therefore am objecting on that basis also. The land is in private ownership at Coombe Farm, and any funds spent on "compulsory or otherwise purchase" could surely be better spent on behalf of the population of Croydon.

4223/01/007/DM43.4/O	Mrs Mary Lane	Object	DM43.4 502	I object to the use of the following locations as gypsy/traveller sites: Coombe Farm off Oaks Road reference number 502 - As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Putley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4228/01/002/DM43.4/O	Sheila Newman	Object	DM43.4 502	I am a Croydon resident and am writing to object to the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661. policy number DM44: and Coombe Farm off Oaks Road, site reference number 502. policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy 5P2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Object	Soundness - Justified	DM43.4 502	<p>Coombe Farm Site (ref. no. 502) This is also located in a Green Belt area. Under National Guidelines, Travellers/Gypsy sites in the Green Belt are inappropriate development. Even if properties are demolished to provide space for the pitches, there will be a significant overspill into the Green Belt. This means that planning permission should not be granted.</p> <p>2. The site is situated on a single track lane with a very narrow access onto Oaks Road which the large mobile homes will not be able to access. The lane is also used by aggregate Lorries (shorter than mobile homes), local residents, members of the sports ground and opposing teams and visitors to Lloyds Park, a much loved and cherished public amenity.</p> <p>3. The site offers no safe walking route to schools, shops, doctors, etc. There is no pavement along Oaks Lane and very poor lighting when dark. There is only partial pavement on one side of the road along Oaks Road as well. It will not be possible to safeguard so many additional people including a great number of children. This development is unsustainable as everyone will have to use cars to access the basics of life.</p> <p>4. The size of the pitches would accommodate for a greater number of caravans than can be controlled by planning restrictions. Even if the restrictions are adhered to, there could be as many as three families on each pitch. With planning for 20 pitches this would mean 60 families and 60 mobile homes, not to mention additional caravans in tow, trucks, vans, trailers and cars.</p> <p>5. According to National Guidelines, the site should not overwhelm the next nearest settlement. However the residents of Oaks Farm, Oaks Road and Oaks Lane, which are all in isolated positions, would certainly be overwhelmed. It will not be possible to attain social cohesion with the local residents. Residents are also gravely concerned about conflicts between Romany Travellers and Irish Travellers.</p> <p>6. There is a long history of planning application refusals and avoidance of planning permission at Coombe Farm. The reasons for this should be re-visited.</p> <p>7. Oaks Farm is the adjacent property to Coombe Farm. The presence of Travellers in the vicinity has an adverse effect on the businesses</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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located in that area and will also adversely affect the numerous suppliers and staff that are reliant on those businesses.

B. Shirley Park Golf Club is also affected by these proposals and have written separately on many different aspects of flaws in the Planning proposals, including misuse of MOL Policies. They have also added this regarding both sites:

The history of unauthorised "pitches" in this area over the past few years has left a bitter resentment, especially in view of the residual mess and threatening behaviour that has always accompanied their trespass. On each occasion that Gypsies/Travellers have been in the area, the club members here have been threatened with physical and verbal abuse. This behaviour is totally unacceptable and despite the subsequent eviction of the Travellers on each occasion, the residual psychological effect on tax payers and constituents' lives cannot be trivialised. We also have a large Junior Section and children play the course during holidays as well as weekends. They are often unaccompanied and the parents need to know they are in a safe environment. This would certainly not be the case in the parents' minds if there was any chance of aggressive behaviour, as previously experienced, towards these children. I am certain that the Council would not wish to be responsible for putting children in any sort of potentially dangerous situation.

Surely these detailed real issues must be taken into account when determining any permanent site. I understand that the proposed sites are not within the required distance to both schooling and medical needs, therefore I

also object on this basis. The land is in private ownership at Coombe Farm. Any funds spent on "compulsory or otherwise" purchase clearly could be spent more wisely on behalf of the population of Croydon. No doubt Central Grants will be available, but Council owned land in an area that will not radically impact on established residents' lives would be a sensible and prudent choice.

5. Proposed Policy DM43 Creation of Gypsy / Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Farm and Pear Tree Cottage Featherbed Lane.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and one borders a site of Nature Conservation Interest. Such development is in breach of Policy E10 Planning Policy for Traveller Sites, which says that 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'. All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites now, and 39 by 2036 is excessive and will have an adverse effect on the borough. If the number of Gypsy/Traveller sites really needs to be increased by this amount then a more appropriate location would be around the existing site at Purley Way. The positioning of a Gypsy/Traveller site adjacent to the car park for Coombe Woods, between the Chateau Restaurant and the Hotel/restaurant, would probably deter me from using any of these attractions.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

I have restricted my objections to those plans that primarily affect the area of Shirley I which I live, but the same objections apply to other proposals in other parts of the borough.

4237/01/002/DM43.4/O	Jagdish Patel	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4239/01/001/DM43.4/O	Mr & Mrs Feast	Object	Soundness - Consistent with National DM43.4 502	1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oakes Road, site reference 502; because both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b; Both of these areas are used by people from far and wide who commute on foot and by bus, whilst others drive to the two carparks and then walk, jog and run through the area. Surely Croydon should encourage more people to get out and to take exercise rather than have them suffer the current growing problem of obesity. The attraction for so many of the people who avail of this attractive area is the feeling of getting away to open country.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4244/01/011/DM43.4/O	Mr & Mrs Kelly	Object	DM43.4 502	Coombe Farm off Oakes Road reference number 502; As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4245/01/008/DM43.4/O	Mr & Mrs Maguire	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation. These are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller sites, published by the Government in August states clearly "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Both sites are also some distance from public services, schooling and medical needs. Coombe Park, a beautiful landscaped park, containing many war and family memorials will be completely overwhelmed by the enormous traveller development right next door and access to the parking bays will also be compromised. A preferred siting would be off the Purley Way where the existing site could be enlarged.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4254/01/002/DM43.4/O	Mr A Dawe	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4254/01/007/DM43.4/O	Mr A Dawe	Object	DM43.4 502	Incorrect calculation in the selection criteria for 502 (Coombe Farm)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4257/01/002/DM43.4/O	Mr A Rulkalai	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4257/01/007/DM43.4/O Mr A Rulkalai

Object

DM43.4  
502

Incorrect calculation in the selection  
criteria for 502 (Coombe Farm)

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

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RE: Objection to Croydon Local Plan (Ref.502)— Coombe Farm Oaks Road as a prpuosed Traveller I Gypsy site

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I wish to strongly object to Croydon Council's proposal to site a Gypsy / Traveller site at Coombe Farm. There are numerous reasons for my objection; including:

- The Coombe Farm site is in designated Green Belt and as a result should not be developed. The Government's Planning Policy for Traveller Sites (published August 2015) states:
  - o "Traveller sites (temporary or permanent) in the Green Beft are inappropriate development"
- The site is close to Coombe Wood and Park which is enjoyed by many visitors each day, including the very young. It has a very good Café. These tranquil amenities will be spoilt by the influx of Traveller/Gypsy families who would have access to the Park and Woodland making it a no go area for other Families.
- The site is close to the other proposed Traveller/Gypsy site 661 in Conduit Lane. This will attract an exchange of visits of the occupants from both sites, regularly visiting one another, and also increasing Traveller/Gypsy visitors to the Park.
- Potential for extra litter / fly tipping both in Oaks Road and in the Park/Woodland in Conduit Lane.
- Travellers/Gypsy's form the 2 sites would dominate the current Parking Bays adjacent to the Park entrance making it impossible for the general public to park
- All three of Croydon Council's proposed Gypsy / Traveller sites we within a 3 mile radius of one another and in adjacent wards. This is unfair and inequitable for those living in the area
- There is already a shortage of local school places
- Doctor surgeries — same as above
- How will Croydon Council control & monitor official number of travellers — could easily be overrun
- How will they police the area as there is already very little police presence in the area (and even less going forward).
- The traffic using Oaks Road would increase causing additional waiting time to enter into Coome Lane and to cross over the lights at the Tram fackjunction.

4261/01/002/DM43.4/O	Mr B Pope	Object		DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4265/01/006/DM43.4/O	Mr D Anderson	Object		DM43.4 502	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4266/01/006/DM43.4/O	Mr D Bigglestone	Object		DM43.4 502	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4267/01/001/DM43.4/O	Mr D Gooch	Object	Soundness - Consistent with National	DM43.4 502	1. The use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;  4. Incorrect calculation in the selection criteria for 661 (Conduit Lane) and 502 (Coombe Farm) If a site is Green BelUMOL- built form then it is marked as (Amber/Orange), which means a score of "-5". "+5" has been used which increases the rating by 10 points.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4268/01/002/DM43.4/O	Mr D Nesterovitch	Object	DM43.4 502	I am a Croydon resident and am writing to object to the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661. policy number DM44: and Coombe Farm off Oaks Road, site reference number 502. policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy 5P2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4269/01/002/DM43.4/O	Mr D Patel	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4279/01/002/DM43.4/O	Mr H Khandelia	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4279/01/007/DM43.4/O	Mr H Khandelia	Object	DM43.4 502	Incorrect calculation in the selection criteria for 502 (Coombe Farm)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4281/01/002/DM43.4/O	Mr I Roberts	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4285/01/006/DM43.4/O	Mr J Balcombe	Object	DM43.4 502	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b Incorrect calculation in the second criteria for 661 (Conduit Lane) and 502 (Coombe Farm) - if a site is green Belt/MOL - built form then it is marked as (Amber/organice), which means it is a score of "-5". "+5" has been used which increases its rating by 10 points. Incorrect calculating site access for 661: there are cars parked on that road and the entrance is through a very busy main road. The site cannot have a rating of "+5". It should be -2. That's a difference of 7 rating points.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4289/01/002/DM43.4/O	Mr J Patel	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4292/01/002/DM43.4/O	Mr J Pugh	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4294/01/008/DM43.4/O	S Wallace	Object	DM43.4 502	I object to Coombe Farm off Oaks Road, which is identified as suitable for 15-20 pitches (pages 449-450, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 502). I object to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4299/01/002/DM43.4/O	Mr Will Johnson	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4301/01/007/DM43.4/O	Mr K MacKenzie	Object	DM43.4 502	Incorrect calculation in the selection criteria for 502 (Coombe Farm)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4301/01/002/DM43.4/O	Mr K MacKenzie	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

5. Proposed Policy DM43 Creation of Gypsy / Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Farm and Pear Tree Cottage Featherbed Lane.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and one borders a site of Nature Conservation Interest. Such development is in breach of Policy E10 Planning Policy for Traveller Sites, which says that 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'. All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites now, and 39 by 2036 is excessive and will have an adverse effect on the borough. If the number of Gypsy/Traveller sites really needs to be increased by this amount then a more appropriate location would be around the existing site at Purley Way. The positioning of a Gypsy/Traveller site adjacent to the car park for Coombe Woods, between the Chateau Restaurant and the Hotel/restaurant, would probably deter me from using any of these attractions.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

I have restricted my objections to those plans that primarily affect the area of Shirley I which I live, but the same objections apply to other proposals in other parts of the borough.

4308/01/007/DM43.4/O	Mrs Kathleen Swan	Object	DM43.4 502	<p>I understand the Council has identified two locations on the edge of Shirley for gypsy/traveller sites: Coombe Farm off Oaks Road, which is identified as suitable for 15-20 pitches (pages 449- 450, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Padial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 502)</p> <p>I object to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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4309/01/009/DM43.4/O	Mrs Rita Evans	Object	DM43.4 502	<p>The proposals for two Gypsy and Traveller sites on Green Belt land at the periphery of Shirley is in direct contravention of the Government's Planning Policy for Traveller Sites which clearly states that such are 'inappropriate development' in the Green Belt. It has been stated that any such sites must be for true Travellers. Planning Resource highlights that the new Planning Policy document published in August 2015 redefines Traveller to exclude those who no longer travel permanently, thus avoiding the need for static homes which has greatly reduced the number of pitches that Councils are required to provide. Could this be a long-term strategy to de-designate Green Belt land, then when it is under-used, claim it for housing?</p>	Change	<p>The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.</p>
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4315/01/002/DM43.4/O	Mr M Buja	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4315/01/007/DM43.4/O	Mr M Buja	Object	DM43.4 502	Incorrect calculation in the selection criteria for 502 (Coombe Farm)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4316/01/002/DM43.4/O	Mr M Ogarwu	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4318/01/002/DM43.4/O	Mr M Gooch	Object	DM43.4 502	Incorrect calculation in selection criteria for site 661 and 502. If site is in Green Belt/MOL built form then it is marked as Amber/Orange which means a score of -5, +5 has been used which increase the rating by 10 points.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4320/01/006/DM43.4/O	Mr N Turnbull	Object		DM43.4 502	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b Incorrect calculation in the second criteria for 661 (Conduit Lane) and 502 (Coombe Farm) - if a site is green Belt/MOL - built form then it is marked as (Amber/organce), which means it is a score of "-5". "+5" has been used which increases its rating by 10 points. Incorrect calculating site access for 661: there are cars parked on that road and the entrance is through a very busy main road. The site cannot have a rating of "+5". It should be -2. That's a difference of 7 rating points.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4327/01/008/DM43.4/O	Mrs J Furmanska	Object	Soundness - Justified	DM43.4 502	I object to 4. the use of the following locations as gypsy/traveller sites a) Ref No. 502 — Coombe Farm off Oaks Road b) Ref No. 661 — Coombe Lodge Nurseries off Conduit Lane	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4330/01/002/DM43.4/O	Mr K Shah	Object		DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4331/01/002/DM43.4/O	Mr N Chanuarana	Object		DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4331/01/007/DM43.4/O	Mr N Chanuarana	Object	DM43.4 502	Incorrect calculation in the selection criteria for 502 (Coombe Farm)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4332/01/006/DM43.4/O	Ms P Allen	Object	DM43.4 502	I am writing to object to the use of the following locations as gypsy and traveller sites at Coombe Lodge Nurseries off Conduit Lane, site reference 661 and Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4333/01/002/DM43.4/O	Mr P Bhanji	Object	DM43.4 502	I am a Croydon resident and am writing to object to the use of the following locations as gypsey and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661. policy number DM44: and Coombe Farm off Oaks Road, site reference number 502. policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy 5P2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4334/01/006/DM43.4/O	Mr P Chapman	Object	DM43.4 502	am writing to object to the use of the following locations as gypsy and traveller sites at Coombe Lodge Nurseries off Conduit Lane, site reference 661 and Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4337/01/002/DM43.4/O	Mr P Nesbeth	Object	DM43.4 502	I am writing to object to the use of Coombe Farm off Oaks Road, site reference 502 as gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4339/01/002/DM43.4/O	Mr R Indheuser	Object	DM43.4 502	Incorrect calculation in selection criteria for site 661 and 502. If site is in Green Belt/MOL built form then it is marked as Amber/Orange which means a score of -5, +5 has been used which increase the rating by 10 points.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4340/01/007/DM43.4/O	Mr R Spurgeon	Object	DM43.4 502	Incorrect calculation in the selection criteria for 502 (Coombe Farm)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4340/01/002/DM43.4/O	Mr R Spurgeon	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4342/01/007/DM43.4/O	Mr R Patel	Object	DM43.4 502	Incorrect calculation in the selection criteria for 502 (Coombe Farm)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4342/01/002/DM43.4/O	Mr R Patel	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4343/01/006/DM43.4/O	Mr R Venuatakrisna	Object	DM43.4 502	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4345/01/006/DM43.4/O	Messrs Eccles & Hivdess	Object	DM43.4 502	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4347/01/002/DM43.4/O	Mr S Patel	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4348/01/002/DM43.4/O	Mr V Dawe	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4348/01/007/DM43.4/O	Mr V Dawe	Object	DM43.4 502	Incorrect calculation in the selection criteria for 502 (Coombe Farm)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4349/01/002/DM43.4/O	Mr W Whitehead	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4349/01/007/DM43.4/O	Mr W Whitehead	Object	DM43.4 502	Incorrect calculation in the selection criteria for 502 (Coombe Farm)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4354/01/006/DM43.4/O	Mrs L Bigglestone	Object	DM43.4 502	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4355/01/002/DM43.4/O	Mrs J Dobbs	Object	DM43.4 502	I am writing to object to the use of Coombe Farm off Oaks Road, Site 502 as a gypsey and traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4357/01/002/DM43.4/O	Ms A Khandelia	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4357/01/007/DM43.4/O	Ms A Khandelia	Object	DM43.4 502	Incorrect calculation in the selection criteria for 502 (Coombe Farm)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4358/01/002/DM43.4/O	Ms B Fontaine	Object	DM43.4 502	I am a Croydon resident and am writing to object to the use of the following locations as gypsey and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661. policy number DM44: and Coombe Farm off Oaks Road, site reference number 502. policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy 5P2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4359/01/002/DM43.4/O	Ms H Lishmund	Object	DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4360/01/002/DM43.4/O	Susana Winter	Object	DM43.4 502	Gypsy and Traveller use is not appropriate development in the Green Belt and would not comply with Policy SP2.7. There is also an error in the scoring for this site in the evidence base.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4363/01/002/DM43.4/O	Mrs Sarah Moise	Object	DM43.4 502	I object to the use of Coombe Farm off Oaks Road, Site 502 as a Gypsy and Traveller site.  This site should constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

5. Proposed Policy DM43 Creation of Gypsy / Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Farm and Pear Tree Cottage Featherbed Lane.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

We object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and one borders a site of Nature Conservation Interest. Such development is in breach of Policy E10 Planning Policy for Traveller Sites, which says that 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'. All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites now, and 39 by 2036 is excessive and will have an adverse effect on the borough. If the number of Gypsy/Traveller sites really needs to be increased by this amount then a more appropriate location would be around the existing site at Purley Way. The positioning of a Gypsy/Traveller site adjacent to the car park for Coombe Woods, between the Chateau Restaurant and the Hotel/restaurant, would probably deter me from using any of these attractions.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

I have restricted my objections to those plans that primarily affect the area of Shirley I which I live, but the same objections apply to other proposals in other parts of the borough.

5. Proposed Policy DM43 Creation of Gypsy / Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Farm and Pear Tree Cottage Featherbed Lane.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and one borders a site of Nature Conservation Interest. Such development is in breach of Policy E10 Planning Policy for Traveller Sites, which says that 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'. All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites now, and 39 by 2036 is excessive and will have an adverse effect on the borough. If the number of Gypsy/Traveller sites really needs to be increased by this amount then a more appropriate location would be around the existing site at Purley Way. The positioning of a Gypsy/Traveller site adjacent to the car park for Coombe Woods, between the Chateau Restaurant and the Hotel/restaurant, would probably deter me from using any of these attractions.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
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3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

I have restricted my objections to those plans that primarily affect the area of Shirley I which I live, but the same objections apply to other proposals in other parts of the borough.

5 Proposed Policy DM43 Creation of Gypsy/Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Farm and Pear Tree Cottage, Featherbed Lane  
Policy DM43, reference 502 Coombe Farm reference 661 Coombe Lodge Nurseries and reference 755 Pear Tree Farm and Pear Tree Cottage. I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and one borders a site of Nature Conservation Interest. Such development is in breath of Policy B of Planning Policy for Traveller Sites, which says that "Traveller Sites (temporary or pennant) in the Green Belt are inappropriate development". All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites now, and 39 by 2036 is excessive and will have an adverse effect on the borough. If the number of Gypsy/Traveller sites really needs to be increased by this amount, then a more appropriate location would be around the existing site at Purley Way. The positioning of a Gypsy/Traveller site adjacent to the car park for Coombe Woods, between the Chateau Restaurant and the Hotel/restaurant, would deter me from using any of these local amenities.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet the Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

I have restricted my objections to those plans that primarily affect the area of Shirley in which I live, but the same objections apply to other proposals in other parts of the borough.

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4374/01/002/DM43.4/O	Tracey Plummer	Object		DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4375/01/002/DM43.4/O	Mrs J Roberts	Object		DM43.4 502	I object to the use of the site for gypsy and traveller accommodation.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4376/01/001/DM43.4/O	Angela Gill	Object	Soundness - Consistent with National	DM43.4 502	I am writing to object to:  1.The use of the following location as a gypsy and traveller site:  •Coombe Farm off Oaks Road, site reference 502  as the site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4377/01/001/DM43.4/O	Caroline Taperell	Object	Soundness - Consistent with National	DM43.4 502	I am writing to object to:  1.The use of the following location as a gypsy and traveller site:  •Coombe Farm off Oaks Road, site reference 502  as the site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4378/01/006/DM43.4/O	Jennifer Carozzo	Object		DM43.4 502	I am writing to object to the use of the following locations as gypsy and traveller sites at Coombe Lodge Nurseries off Conduit Lane, site reference 661 and Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4384/01/002/DM43.4/O	Ms N Nesterovich	Object	DM43.4 502	I am a Croydon resident and am writing to object to the use of the following locations as gypsey and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661. policy number DM44: and Coombe Farm off Oaks Road, site reference number 502. policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy 5P2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4435/01/010/DM43.4/O	Mrs Janet Baine	Object	DM43.4 502	I object to the use of Coombe Farm off Oaks Road Ref: 502 as a gypsy/traveller site.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4605/01/009/DM43.4/O	Natalie Sayers	Object	DM43.4 502	the use of the following locations as gypsy/traveller sites: - Coombe Farm off Oaks Road reference number 502; and - Coombe Lodge Nurseries off Conduit Land reference number 661;	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4689/01/006/DM43.4/O	Kuldip Chana	Object	DM43.4 502	I am writing to object to the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

4690/01/006/DM43.4/O	Mr & Mrs Norman	Object		DM43.4 502	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4695/01/001/DM43.4/O	Mr Richard Herring	Object		DM43.4 502	am writing to object to the use of the following locations as gypsy and traveller sites at Coombe Lodge Nurseries off Conduit Lane, site reference 661 and Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
4700/01/006/DM43.4/O	Louise Norton	Object		DM43.4 502	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
7284/01/005/DM43.4/O	Dr I Jayamanne	Object	Soundness - Justified	DM43.4 502	I wish to protest vehemently about your plans to destroy Shirley which is a village by building hundred of homes and setting up a Gypsy and Traveller site. You will destroy the Green Belt and increase the traffic in the area thus polluting the environment and the air we breathe.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

7286/01/001/DM43.4/O	Miss Jenna Manji	Object	Soundness - Consistent with National DM43.4 502	<p>I am writing to object to the use of the following locations as gypsy/traveller sites:</p> <ul style="list-style-type: none"> <li>• Coombe Farm off Oaks Road reference number 502; and</li> <li>• Coombe Lodge Nurseries off Conduit Lane reference number 661;</li> </ul> <p>These proposals will have a detrimental effect on the settled community and in no way do they take into consideration the 2008 DCLG Designing Gypsy and Traveller Sites: Good Practice Guide, point 3.8, which states 'Consideration must be given to the relationship of sites to the surrounding community. The last time travellers settled in that area my nieces and nephews were confronted by gypsy kids and my sister's property was trespassed by the gypsies who stole her kids' bikes and scooters. So I can vouch for the fact that having gypsies permanently in the area is not good consideration of the relationship of the site to the community already living there. Furthermore, if the Council were not willing to develop the Green Belt land to build more beautiful homes in line with the properties already in the area, how is it possible that there is now a proposal to create gypsy and traveller sites in the area and burden the area and the community there with all that comes with travellers such as anti-social behaviour and loud noise and to top it off destroy the current property prices? I am strongly opposed to this proposal and feel that the gypsy site in Purley Way should be extended to house the more space needed gypsies and travellers there.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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7300/01/008/DM43.4/O	Ann & Alan Gibbs	Object	DM43.4 502	<p>Both of these sites have been identified as potential locations for gypsy/traveller sites. These sites are both within the Green Belt and one borders a site of Nature Conservation Interest and therefore are wholly unsuitable for any form of development. The Government policy on traveller sites explicitly states they are an inappropriate development within the Green Belt. The existing Green Belt should be retained and not be undermined by the local authority.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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7304/01/008/DM43.4/O	Mr Ian Fraser	Object	Soundness - Justified	DM43.4 502	The proposed use of land to create gypsy/traveller sites (reference 502 and 661) is particularly unwelcome. Residents and the council have bitter experience of disruption and the waste left by travellers when they have visited Croydon. Any encouragement of this situation should be avoided, as it will encourage additional travellers to come to our town.	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
7308/01/007/DM43.4/O	Mr John Carley	Object	Soundness - Justified	DM43.4 502	I object to the proposed use of the following locations as gypsy/traveller sites; at Coombe Farm (off Oaks Road) ref Number 502 and at Coombe Lodge Nurseries (off Conduit Lane) ref Number 661. The areas proposed are completely unsuitable for the proposed purpose being adjacent to the Tram link, Lloyd Park, Golf Course, Recreational Woodland, Ornamental Park, School and Small Businesses. Both proposed sites are in the Green Belt and one borders a Site of Nature Conservation interest. Government Policy E of Planning Policy for Traveller Sites states that "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
7310/01/001/DM43.4/O	Mr John Mathers	Object		DM43.4 502	We have seen information suggesting that 3 Traveller sites maybe placed around the Forestdale and Shirley Areas, and also plans to Intensify the Housing of Forestdale! We believe the plans for Traveller sites are wholly unfair and building on land which is Green Belt is inappropriate development. Policy E of Planning for Traveller Sites, published by the Government in August indeed states this also. The building of such sites would also be hugely detrimental to house values, and totally unacceptable. We completely object to this so these plans need to be scrapped NOW!	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
7314/01/006/DM43.4/O	P L Johnson	Object		DM43.4 502	I wish to object to the use of the following sites: The use of Coombe Farm for a gypsy/traveller site. Such sites become eyesores and would seriously affect Coombe Farm as a useful wedding centre and to some extent the gold course (Ref 502)	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

7323/01/002/DM43.4/O	Mrs L Woods	Object	DM43.4 502	<p>In particular I have grave concerns about the choice of location for the proposed gypsy and traveller sites and also the building of 750 new homes at Shirley Oaks Village. The local schools are already struggling to cope with ever increasing numbers of children, and the journey from Shirley into Croydon can be extremely congested at peak times.</p> <p>The extra traffic generated by the proposals would cause misery in my opinion. The loss of green spaces in the proposed areas of development would also be most detrimental. I would therefore urge Croydon Council to consider and respect the very real concerns and fears of the majority of residents in the Shirley area.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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7326/01/002/DM43.4/O	Mrs Parveen Majeed	Object	DM43.4 502	<p>I am writing to object to the use of the following locations as gypsy/traveller sites: Coombe Farm off Oaks Road reference number 502; and Coombe Lodge Nurseries off Conduit Lane reference number 661;</p> <p>I am so upset to hear of these proposals for my family living close by to Coombe Farm. My daughter who lives in Scotland was also living close to gypsies and every single day she had a different problem. They steal, they fight, they make so much noise and they throw their rubbish all over the place and they have rough dogs who bark at everyone. We stopped visiting her because it was too much trouble.</p> <p>This area you are choosing is so nice and quiet, so clean and pretty. Why would you chose to ruin it with traveller sites. This is a most stupid decision and also very thoughtless to the people who live in that area. They will have to build 6 feet high walls all around their homes. Is the council going to pay for the extra security needed? I cannot stress enough how much I am against this proposal.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
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Object Soundness - DM43.4  
Consistent 502  
with National

I am writing to object to the use of the following locations as gypsy/traveller sites:

- Coombe Farm off Oaks Road reference number 502; and
- Coombe Lodge Nurseries off Conduit Lane reference number 661;

I am strongly against these proposals for a number of reasons. Both the proposed sites are on Green Belt land and as such are inappropriate and harmful to the land. The area is pretty and supports plenty of wildlife which we love discovering with the grandchildren. The effect on the community already settled in that area, which includes my daughter and grandchildren, will be detrimental in many ways. I fear for their safety and security if this proposal were to be passed as the gypsies have tried to settle their before. My grandchildren were bullied and my daughter experienced vandalism to her property and theft from the garden. I cannot begin to imagine what it might be like if the travellers became permanent residents in the Coombe Farm and Coombe Lodge area. It would be disastrous. How can you think of placing a gypsy and traveller site in Conduit Lane, in the green belt, next to the award winning Coombe Wood Gardens? That place would be ruined within a very short space of time. If gypsies began frequenting the Coombe Wood it would mean that elderly people such as myself would no longer feel safe taking our grandchildren to the gardens and that would be a huge loss for us in so many ways. I urge you to re-think and place the gypsies and travellers in areas that would be better suited to them and would less infringe upon the lives of already settled and happy communities.

Change

The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

7330/01/001/DM43.4/O	Deborah Davis	Object	Soundness - Justified	DM43.4 502	<p>am writing to object to Reference Numbers 502 and 661— Location of Gypsy and Travellers sites in Coombe Lane and Coombe Lodge Nurseries. The reasons of my objections are as follows:</p> <ul style="list-style-type: none"> <li>• They are being built in Green Belt areas.</li> <li>• The sites are built on single track lanes but in your document you state “In addition Gypsy and Traveller sites need good access to the road network as they often need to move larger vehicles as part of their livelihood and way of life” . Neither has good access especially for larger vehicles, If there are to be 39 pitches with at least 2 families on each pitch and an average of 3 vehicles per family that is 234 vehicles. I don't think you could park that many vehicles in these sites let alone access on a one vehicle wide road.</li> <li>• I really do not believe these pitches are within the required distance of schools, doctors, shops.</li> <li>• I understand that Croydon wishes to increase Travellers sites fourfold yet I have seen no explanation why that number is used.</li> </ul>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
7333/01/001/DM43.4/O	Gisela & Patrick Pachebat & Maguire	Object		DM43.4 502	<p>We are objecting very strongly to a gypsy and traveller site in Conduit Lane and at Coombe Farm. Both sites are green belt and should not be used for any other purposes. You should listen to all the objections of all the people living around these sites. We can not understand why the council has to pick sites in South Croydon when other places would be much more suitable.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
8812/01/002/DM43.4/O	P A J Galhia	Object	Soundness - Justified	DM43.4 502	<p>Oaks Farm as an alternative site situated between a public path and much loved public woodland is not much better than Coombe Lodge Nurseries as a site for Gypsy and Traveller pitches.</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
8818/01/002/DM43.4/O	Owner of <i>Royal Garden Chinese Bar Restau</i>	Object		DM43.4 502	<p>Object to the te Travellers site as it would be in be in a Green Belt and in breach of government guidance and there would be no services local to the area</p>	Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

8822/01/010/DM43.4/O	Mrs M Davies	Object	DM43.4 502	I object to the following: - The use of the site at Coombe Farm for a gypsy traveller site (502) - The use of the site at Coombe Lodge for a gypsy traveller site (661)		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
0115/04/009/DM43.4/O	Mr Bob Sleeman	Object	DM43.4 504	I am therefore writing to formally object to: the use of the following five sites for housing:- □ Stroud Green Pumping Station, 140 Primrose Lane reference number 504; If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
0120/02/025/DM43.4/O	<i>Addiscombe Residents Associatio</i>	Object	DM43.4 504	If the Council will not keep them as Metropolitan Open Land, the five sites should at least be designated as Local Green Spaces and not used for housing.	The site should be Local Green Space.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

0122/05/003/DM43.4/O	Mrs Hilary Chelminski Addiscombe & Shirley Park RA	Object	Soundness - Justified DM43.4 504	<p>I am therefore writing to formally object to:</p> <p>1.de-designation of the Metropolitan Open Land around Shirley Oaks Village;</p> <p>2.the use of the following five sites for housing:</p> <ul style="list-style-type: none"> <li>•land at Poppy Lane reference number 128;</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane reference number 504;</li> <li>•land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;</li> <li>•land to the west of Shirley Oaks Road reference number 542; and</li> <li>•land to the rear of 5-13 Honeysuckle Gardens reference number 548.</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
0391/02/017/DM43.4/O	Mrs Mira Armour HOME Residents Associaton	Object	DM43.4 504	<p>De-designation of the Metropolitan Open Land bordering Addiscombe Place (around Shirley Oaks Village) – OBJECT</p> <p>If the Council will not keep them as Metropolitan Open Land, the five sites should at least be designated as Local Green Spaces and not used for housing:</p> <p>Ref 128: Land at Poppy Lane Ref 504: Stroud Green Pumping Station, 140 Primrose Lane Ref 541: Land east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road Ref 542: Land to west of Shirley Oaks Road, Shirley Oaks Road Ref 548: Land to rear of, 5-13 Honeysuckle Gardens</p>	designate as Local Green Spaces and not use for housing No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

0391/01/017/DM43.4/O	Mrs Mira Armour <i>HOME Residents Associaton</i>	Object		DM43.4 504	De-designation of the Metropolitan Open Land bordering Addiscombe Place (around Shirley Oaks Village) – OBJECT If the Council will not keep them as Metropolitan Open Land, the five sites should at least be designated as Local Green Spaces and not used for housing: Ref 128: Land at Poppy Lane Ref 504: Stroud Green Pumping Station, 140 Primrose Lane Ref 541: Land east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road Ref 542: Land to west of Shirley Oaks Road, Shirley Oaks Road Ref 548: Land to rear of, 5-13 Honeysuckle Gardens	designate as Local Green Spaces and not use for housing	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
0790/02/002/DM43.4/O	Mr Mathew Frith <i>London Wildlife Trust</i>	Object	Soundness - Justified	DM43.4 504	Whilst we welcome the approach to meeting these two Vision elements: A Sustainable City: A place that sets the pace amongst London boroughs on promoting environmental sustainability and where the natural environment forms the arteries and veins of the city A Caring City: A place noted for its safety, openness and community spirit where all people are welcome to live and work and where individuals and communities feel empowered to deliver solutions for themselves  London Wildlife Trust is concerned at the assessment undertaken to identify potential new travellers' sites (Assessment and Selection of sites for Gypsy and Travellers, Evidence for the Local Plan: Detailed Policies and Proposals (P&A Options), August 2015). It sets out criteria and scoring for the assessment of sites in Table 1.  For Green Belt/MOL: - No built form -10 - Built form -5 - Not GB/MOL +10  There is no +5 score amber or green. Yet for the GB/MOL scoring of each site in Table 5, a score in amber of +5 is sometimes used. This is incorrect as it overscores sites by 10 points (i.e. +5 when it should be -5). Therefore the accumulated site scores in Table 8.2 are incorrect.	For this site Green Belt/Metropolitan Open Land should be listed as a policy designation prohibiting further exploration of options. This means that for this should not have a positive score.	Change	The evidence base will be corrected, although this will not affect the preferred use of the site which was discounted on other grounds as being unsuitable for Gypsy and Traveller pitches.

1180/01/007/DM43.4/O	Mr & Mrs K Davenport	Object	Soundness - Justified DM43.4 504	I am horrified at the proposals regarding Shirley. There may be a need for more housing but there are alternatives and it is up to the Council to find these rather than making it easier and more profitable for builders which is what is now happening.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
1682/01/003/DM43.4/O	A Arbisman	Object	DM43.4 504	I hereby inform you of my STRONG OBJECTION to allow development on the land noted on your Policy Map 43. Ref 541; Ref 542; Ref 548; Ref 128; Ref 504 This land forms the reason why I , along with the majority of my neighbors purchased our homes. As freehold property owners we each have a shareholding in the company owning the land and do not wish for this , OUR land to be built on. We also find it unbelievable that the Council wishes to have a legal battle against 800 of its residents who not just own the land but are determined that the land keeps its 'Metropolitan Open Land ' protected status. The idea of building on these main green spaces when the existing houses were built with minimal sized gardens is disastrous , such development would obviously not just spoil the look and value of the area but would damage the health of the residents. This is the land where the residents catch the summer sun , go for walks , jog , children play , and has the most amazing natural wildlife that we all enjoy	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
1683/01/003/DM43.4/O	Balvir & Shobhna Patel	Object	DM43.4 504	I as resident of Shirley Oaks Village am against any change of our Metropolitan Land ( with protection to being built on ) being allowed as acceptable for development. I have been living in the Village for almost 30 years and paying for this land to be maintained as grass areas. We own the land as shareholder in our management company ( Once designated as Amenity Open Land and transference to our Management company.) I strongly oppose any moves to develop on these grass areas.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

1684/01/003/DM43.4/O Colin Ward	Object	DM43.4 504	<p>I am writing to express my objection to the planning proposals in the Shirley Oaks area. The land has been set aside for our use as we have very undersized gardens on the estate and we have also paid to keep those areas in a well maintained condition.</p> <p>The road around Shirley Oaks only has 2 exits as well, so would make it very congested as there are only 2 options for traffic to leave and enter and there are already a lot of problems at the Wickham Road end as people drive in and out.</p> <p>I object to the following Ref Numbers :</p> <p>Ref 541 Ref 542 Ref 548 Ref 128 Ref 504</p> <p>I would appreciate any information you could send me in relation to upcoming meeting's about the proposals.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
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1684/02/003/DM43.4/O Colin Ward	Object	DM43.4 504	<p>I am writing to express my objection to the planning proposals in the Shirley Oaks area. The land has been set aside for our use as we have very undersized gardens on the estate and we have also paid to keep those areas in a well maintained condition. The road around Shirley Oaks only has 2 exits as well, so would make it very congested as there are only 2 options for traffic to leave and enter and there are already a lot of problems at the Wickham Road end as people drive in and out. I object to the following Ref Numbers :Ref 541, Ref 542, Ref 548, Ref 128, Ref 504</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
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1690/01/003/DM43.4/O	Mrs Christine Clark	Object	DM43.4 504	<p>I am writing to strongly object to the development of land on Shirley Oakes Village. The land was shared between residents and in 1985 designated by Croydon Council as "Amenity Open Land" because of our undersized gardens. The land was transferred to the Management Company, with each property owner as a shareholder in that company. I intend to fight for the use of this land. My front garden is approximately 6' x 4' and the lawn in my back garden is only 6' x 5'. Both my parents and I use the land for exercising dogs as the gardens are so small. This whole thing has come as a huge shock to all of us. With regard to the traveller site. Travellers move around the countryside so why put a traveller site in such a residential area. I appreciate the Borough needs affordable homes but the land on the estate is so restricted in size and the in and out roads to the estate are already extremely dangerous owing to the bends in the road. Health and Safety issues need to be addressed. I strongly object to this development and will explore every possible way to restrict the development of these homes.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
1691/01/002/DM43.4/O	Daniela Reynolds	Object	DM43.4 504	<p>I wish to object the following planned proposals; ref:541, ref:542, ref:548, ref:128 and ref:504 These planned proposals will not fit within the current aesthetics of the estate so please accept this email as an objection to the proposal.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>

Re your development plans 541,542,548,128 and 504. Consultation.

I am writing in response to your notices for development of the greenfield sites on the Shirley Oaks Village estate, changing the status of this land to allow development of around 700 new homes.

When I bought my house here 18 years ago, it was on the understanding that this had been designated by Croydon Council as metropolitan amenity open land, an attractive feature of the original development, important not least due to the relatively small gardens of some properties, a mixture of unit sizes in an harmonious design. Thus there is a mixture of family unit sizes and age groups at home here. For many years, I and my fellow-resident members of the Shirley Oaks Management Ltd company have contributed regularly to First Port Property Services and their predecessors under our common upkeep obligation, including provision of boundary posts at various points of these areas to ensure that visiting Travellers could not reoccupy them.

As I understand your plans, you now wish to "designate" this as non-metropolitan land, on which purchasers could build however suits their purposes. This does of course risk a complete change in the nature of our Village. I cannot pretend to understand how you can effectively cut a swathe through all of this, even if you do consider it justified. Some residents might I imagine now be considering the impact on their original investment and individual legal aspects. Against these general considerations, I would like to highlight some specific and practical concerns at the outset.

#### ROAD SAFETY

The perimeter road via Primrose Lane and Shirley Oaks Road is arguably no longer fit for purpose, increased car ownership and parking, fast through traffic including commercial and public transport all contributing. Buses on the 367 route for example frequently mount pavements to pass each other. There have been accidents, some serious, even fatal and involving elderly pedestrian residents. The road surface is nowadays subject to excessive heavy usage. Clearly, 700 new homes will surely accentuate these problems and dangers.

#### ENVIRONMENT

Your plans will effectively remove an important green-field area and with it much unique wildlife. Residents will

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

lose many of the valuable areas for walking, exercise and fresh-air, as will visitors. Any balanced village appearance and community feel to the estate will be consumed by so many new properties of different designs.

In summary many will surely feel betrayed by a Council which proposes removing green-fields against all promises. Some might also suspect that, whatever the social arguments, their interests are being sacrificed against political and ultimately commercial imperatives.

1713/02/003/DM43.4/O	Alison Connor	Object	Soundness - Justified	DM43.4 504	<p>Once the area surrounding Shirley Oaks Village is re-designated the Council plans to build 751 homes on 5 separate sites. Supposing the average house is for 4 people, 3000 people in total will move to the area. The housing will attract families - potentially half being children. The Council mention no where in their 700 page document about the building of new schools (primary and secondary) nor the building of doctor surgeries, nor the expanding of the local shopping area let alone the already stretched local road infra structure. Our local area can't cope as it is - St John's primary school has applied for an extension to cope with the current demand on its places. During rush hour buses frequently don't stop at bus stops because they are full. Traffic is often diverted down our road, Shirley Church Road, if there is an accident on Wickham Road or Gravel Hill. The dual carriage way (Shirley Park) is crawling along during rush hour. The council are planning to add another 1000 plus cars to this equation. Shirley is often described according to estate agents as leafy, popular, excellent schools. Prices reflect this. Just walking around the area people look after their houses and take pride in living here. People pay more money to live in this area. By building 751 more homes the character of the area will change completely.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
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1725/01/002/DM43.4/C	Anne Thompson	DM43.4	Object to the travellers sites in Shirley as it is against government policy and inappropriate development in area which attracts many visitors	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
1771/01/008/DM43.4/C	Amanda Stretton	DM43.4	<p>We are also writing to object to Croydon Council's plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village, changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan:</p> <p>Your draft Local Plan identifies five sites:</p> <ol style="list-style-type: none"> <li>1. the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, reference number 128);</li> <li>2. Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, reference number 504);</li> <li>3. land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, reference number 541);</li> <li>4. land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 542);</li> <li>5. land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 548).</li> </ol>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

1782/01/004/DM43.4/O	Angus & Olivia Bloom	Object	Soundness - Justified	DM43.4 504	As a resident of Shirley Oaks I am writing to object the proposals for housing development on the estate and surroundings. Having lived in Shirley all of my life I would be deeply disappointed to see it change unrecognisably. I envisage the property on Shirley Oaks Road will either be demolished or surrounded by high density housing. Either eventuality will be highly detrimental. I have viewed the Detail Policies and Proposals on Croydon Councils website and object the following plans, references - Ref 128; Ref 504; Ref 541; Ref 542; Ref 548; Ref 938; Ref 502; Ref 661	Object to Site 504	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
1827/01/003/DM43.4/O	Jane & Paul Riley	Object	Soundness - Justified	DM43.4 504	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

Object Soundness - DM43.4  
Justified 504

I am writing to object to: 1.THE DE-DESIGNATION of the following five pieces of land as Metropolitan Open Land around Shirley Oaks Village and their proposed use as housing: Stroud Green Pumping Station, 140 Primrose Lane reference number 504; There is only one narrow very winding road which runs through the village and this could not cope safely with any additional traffic. It is single file around bends as it is and the local road infrastructure would be over-burdened. These open spaces are collectively designated as Metropolitan Open Land and it would be unacceptable to lose a link to this chain. Additionally, this area is a flood plain and there is a sink pond to the rear of Honeysuckle Gardens. There would be a detrimental effect and potential flooding of existing and planned properties. Stroud Green Pumping Station reference number 504 - this land is not only Metropolitan Open Land but it is owned by Thames Water and there is a listed building on the site currently used as offices by Thames Water. In your consultation document 'Assessment and Selection of sites for Gypsy and Travellers' you have also referred to this land as suitable for a Gypsy site, page 15 reference number 504. In the column "use proposed for site or policy designation prohibiting further exploration of option" you have failed to mention that it is also considered a site suitable for 68 homes. Which is it? Is it suitable for homes or a Gypsy site? Surely it can't be both? This is not only Metropolitan Open Land but has a listed building which Thames Water use as offices. It is also prone to flooding and in the Planning Policy for Traveller's Sites published in August 2015 it clearly says in Policy B reference 13g: do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

I am writing to voice my full-throated objections to the above proposals because of the irreparable damage it would do to the character of one of the leafier, more pleasant, parts of the borough. The council seeks de-designation of Metropolitan open land that, as a homeowner in Shirley Oaks Village, I own a share of, and it is protected by covenant. Such thoughtless destruction of our precious little green space (we were granted this Amenity Open Land in 1985 by the council due to our under-sized gardens) is obnoxious, ill-conceived and damaging to the value of our properties, as planning blight could linger for a decade. Myriad other neglected parts of the borough are far more appropriate for such massive development and would not stir up so much ire from the current residents, nor would they require the politically-expedient moving of goalposts regarding land use. Our village simply does not currently have the infrastructure nor the capacity to expand in order to cope with these proposals. There is barely enough parking space available in the village at present, so quite where up to 683 other families will park and seek recreation, I do not know. Quite how all the construction vehicles involved in such huge building works would access the proposed sites without further detriment to the quality of life of the residents is another issue I raise. We are served by one bus route that can only use small, single decker buses. The roads are too narrow for larger vehicles. How would this be overcome? Additionally, the fact that the council would seek to house the travelling community so close to the town centre, on land where in 2012 a group of them set up an illegal encampment and defecated in our woodland, beggars belief. If the council has an inexplicable legal obligation to designate land to travellers, then expand capacity at their existing sites in Beddington Lane and Featherbed Lane rather than dispersing them further across the borough into otherwise salubrious areas. I do hope that common sense prevails and that all five of the above proposals are quickly abandoned. I chose to live in this area precisely because it is not blighted by these hideous developments. I am sure that many other residents echo my sentiments.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

DM43.4  
504

I object to the following specific proposals for the building of new homes on this site, as detailed in Changes to the Policies Map arising from Proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan, Detailed Policies & Proposals:

Policy DM43, reference Site 128 to build new homes at Poppy Lane

Policy DM43, reference Site 504 to build new homes at Stroud Green Pumping Station (including the conversion of the pumping station which is a locally-listed building)

Policy DM43, reference Site 541 & 542 to build new homes on land to the East & West of Shirley Oaks Road

Policy DM43, reference Site 548 to build new homes on land to the rear of Honeysuckle Gardens

Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over-subscribed as well as the already-stretched social and healthcare facilities would be overloaded.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations.
4. I recommend that consultation documents of such importance are given much wider publicity.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

1872/01/002/DM43.4/O	Mr C Johnson	Object	DM43.4 504	<p>This land is owned by Shirley Oaks Management limited (SOML). This is the management company for the estate whose shareholders are the home owning residents. SOML owns and manages the open spaces on behalf of and for the benefit of the residents for whom the land is 'amenity open land', ie communal, recreational space. The land was transferred to SOML's ownership in 1985</p> <p>whilst the estate was under development. I believe that the developer had infringed planning regulations by reducing the sizes of the gardens included with the dwellings that it was building in order to increase the density of the housing beyond that which had been agreed with the local planning authority. The open land, which is currently being scrutinised as part of the Council's policy proposals review, was effectively, a penalty levied on the developer whereby an amount of green space was given over to SOML to own and manage as redress and compensation to the residents for skimping on the sizes of individual gardens. I am assured by a Director of SOML that the company has documentary proof of all of the above points. The residents pay a service charge that, inter alia, covers the cost of managing and maintaining these open spaces.</p> <p>SOML is bound by its covenants with the residents that this land shall be managed and maintained as communal open areas for the collective enjoyment and benefit of residents as long as the estate should be in existence. Thus, there is no scope on SOML's part for participating in any effort to develop these spaces and any attempt to develop them undermines the importance of those spaces in providing amenity open land, as previously ordered by the local Council.</p>	<p>the land is owned entirely on behalf of the resident shareholders by a resident run management company (SOML) which is bound to preserve that space and which also has a specific object in its Memorandum of Association requiring it to resist any attempt to enforce regulations or plans which impact negatively on the estate. Regardless of its covenants in this regard, I am told that SOML has no wish to develop or to allow the development of, the land in question.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
1883/02/004/DM43.4/O	David Hurst	Object	DM43.4 504	<p>I object to the use of the site for housing.</p>		No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>

1904/01/003/DM43.4/O	Emma Smith	Object		DM43.4 504	I am writing to object to the use of the following five sites for housing . Land at poppy lane reference number 128 . Stroud green pumping station, 140 primrose lane reference number 504 . Land to the west of shirley oaks road and to the rear of beech house and ash house reference number 542 . Land to the rear of 5-13 Honeysuckle gardens reference number 548 If the council will not keep them as metropolitan open land these five site should at least be designated as local green spaces		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
1913/01/003/DM43.4/O	Andrea Swaby	Object		DM43.4 504	I hereby would like to register my serious OBJECTION to the councils proposal to build 750 new homes in Shirley OAK road and 35 new homes on shrub lands estate to create gypsy traveller sites. As I live on Devonshire I also have serious object to allow 4 storeys in this area		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
1918/01/003/DM43.4/O	Mr Gareth Champion	Object	Soundness - Justified	DM43.4 504	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

1923/01/005/DM43.4/O	Jane Anson	Object	DM43.4 504	<p>I have just read a letter from Mick Hewish, Resident Director of Shirley Oaks Management Ltd and I would like to object to the proposals for developing areas around Shirley Oaks.</p> <p>These are as follows:  Ref: 541 Shirley Oaks Road East side  Ref: 542 Shirley Oaks Road West side  Ref: 548 Land rear od Honeysuckle Gardens  Ref: 128 Poppy Lane  Ref: 504 Water Board HQ Primrose Lane</p> <p>The high density of new homes would put considerable strain on the environment, including overcrowding, drainage, traffic and parking.</p>	Objection to the allocation of Site 504, Land rear of Honeysuckle Gardens, for proposed development as the high density of new homes would put considerable strain on the environment, including overcrowding, drainage, traffic and parking.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
1924/01/004/DM43.4/O	Pamela Lees	Object	DM43.4 504	<p>I strongly object to many of the proposed developments within the Shirley area. I believe that allowing low rise developments around Shirley library will alter the balance of properties in that area, which are mainly detached and semi detached. People have moved to this 'sought after area' precisely because of its current character. I also object to the intensive developments proposed on the Metropolitan open land around Shirley Oaks. We need open land to reduce carbon emissions, for wildlife and for our own well being. Both of the above developments would put a huge strain on the services in the area, schools, doctors, busses and the already congested road system. I urge you not to progress with these proposals.</p> <p>I also think that the two proposed travellers site in Shirley are inappropriate as they would be on Green Belt land, which is against your own policy and would be a blight on one of the few areas that are beautiful and wildlife friendly within Croydon.</p> <p>I am always defending Croydon to those that mock it, saying that we have some lovely open spaces in which to walk and enjoy the diversity of nature. They only see the high rise blocks and litter. If these proposals go ahead, Croydon will have nothing left to commend itself.</p>		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

1926/01/041/DM43.4/O	Councillor Luke Clancy	Object	Soundness - Justified	DM43.4 504	Site 504, Stroud Green Pumping Station, 140 Primrose Lane, is identified as suitable for 26 to 68 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Primrose Lane.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.	
1942/01/003/DM43.4/C	Margaret West			DM43.4 504	bject to the dedesignation of Metropolitan Land and propped use for housing at sites 128 504 502 541 542 and 548. if development is allowed it will impact on the sense of community and have an adverse impact of trees and could be subject to flooding. It would alos impact on access arrangements and the wildlife	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.	
1954/02/001/DM43.4/O	John Coppard	Object	Soundness - Justified	DM43.4 504	This land was designated by Croydon Council in 1985 as "Amenity Open Land" because of our under-sized gardens & transferred to a Management Company, with each property owner as a shareholder in that company.	If the council will not keep it as Metropolitan Open Land it should at least be designated as Local Green Space.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
1993/01/002/DM43.4/O	Graham & Kate Marsden	Object		DM43.4 504	Shocked at the scale of proposals for Shirley and will fundamentally change the nature of the area. Front gardens are an ssets to the local street scene. The proposals for focussed intensification associated with gradual change of an areas local character under Policy DM31.4 put this stability at risk, and may have an impact on the services we all need from the Council. Object to the de-designation of MOL - at a minimum it should be designated as local green space. We object to this site being used for residential use as it would change the character of the area, overload the already difficult local road structure. It would damage the vital green corridor between Shirley Oaks and the surrounding areas and reduce the habitat for wildlife.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.	

2035/01/007/DM43.4/O Mrs Lorraine Cox

Object

DM43.4  
504

I have just received a letter about proposals to Shirley Oaks Village open land being built upon. We have lived here happily for 13 years. We want to say we don't want houses or a gypsy site down the road. I will be writing to my local MP Gavin Barwell to defend our way of life in Shirley Oaks village. Leave our open / green spaces alone.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

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The proposal to build new houses in Honeysuckle Gardens does not fall within the Strategic Objectives because:-  
Objective 2: This development will not Foster an environment where existing enterprise can prosper, but will reduce enterprise  
Objective 4: This development will not reduce social, economic and environmental deprivation. It will not reduce unemployment, improve skills and education and improve environmental conditions, the development is not in keeping with the surrounding area.  
Objective 5: This development is not high quality and will not enhance the borough's natural environment but will reduce the natural environment by turning a green area into housing  
Objective 7: This development will reduce the area as a safe, healthy and cohesive community but making the area overcrowded with residential property  
Objective 10: This development will reduce the quality and accessibility of green space and nature.

If this development is undertaken it will not deliver the strategic objective.

This development will compromise the ability of future generations to meet their own needs. The development will change the outlook and community within the South Croydon area and future generation will suffer because of this. This proposed development of new housing in Honeysuckle Gardens is not within keeping of the current development within this area. Shirley comprises of large semi and detached houses with large green areas. This development is in no way in keeping with housing in the area.

Changing a green area to an area of residential housing will cause harm and reduce the outlook of the area and is not in keeping with the surrounding area

Building a travelers site will increase noise levels and ruin the character of the area and this development would overwhelm this green area.

Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

This development would diminish the area of green fields and recreational land within the area.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

2056/01/025/DM43.4/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment		DM43.4 504	Site 504, Stroud Green Pumping Station, 140 Primrose Lane, is identified as suitable for 26 to 68 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Primrose Lane;	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2062/01/041/DM43.4/O	Councillor Jason Perry <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 504	Site 504, Stroud Green Pumping Station, 140 Primrose Lane, is identified as suitable for 26 to 68 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Primrose Lane.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2071/01/041/DM43.4/O	Councillor Mario Creatura <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 504	Site 504, Stroud Green Pumping Station, 140 Primrose Lane, is identified as suitable for 26 to 68 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Primrose Lane.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2096/01/004/DM43.4/O	Alfred Lancaster	Object		DM43.4 504	I and many residents in Shirley object to the following. 700 new homes to be built in Shirley oaks village with no provision for extra facilities like schools, doctors etc	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

2128/02/002/DM43.4/O	Cllr Steve O'Connell AM	Object	DM43.4 504	I object to the de-designation of Metropolitan Open Land for the purpose of house building. My objection references MOL bearing the same protection from development as the Green Belt. If the Council will not agree to maintain the MOL status, designation as Local Green Space would lessen the negative impact on the local environment. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Primrose Lane.	The site should be at least designated as Local Green Space.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2131/01/002/DM43.4/O	Ronald H. Street	Object	DM43.4 504	The planning permissions proposals below I object to ref 504. If the Council will not keep the land as MOL it should at least be designated as Local Green Spaces. I am particularly concerned about the effect of local roads that the suggested development will have as, when Heron Homes built the original development some years ago they were prevented by the local council from building the number of houses now proposed because of inadequate access roads onto the estate. Under present conditions the A232 Wickham Road is particularly subject to traffic delays especially in term time. Your proposed developments would also have a detrimental effect on our already crowded local schools and doctor's surgeries.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2135/02/001/DM43.4/O	Mrs Susan Lockyer	Object	DM43.4 504	It is unrealistic to develop this land with a functional listed building in situ. The 'local character area' (in the borough character appraisal) is described as industrial estates - what does this refer to? I do not consider it deliverable therefore it will not meet the present needs, let alone future needs. There is mention of a gypsy site here - by definition of 'travellers' this is not a sustainable use of land. The transient nature means that this would be a temporary use not a sustainable one. It would have a negative impact of every single existing property thereby compromising on the needs of the current as well as future generations. This does not in anyway tick the sustainability box. Transport issues will arise with sprawl as well as social problems.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

2145/02/003/DM43.4/O	Paul Vernon & Natalie Payne	Object	DM43.4 504	I am writing to object to: The de-designation of the five pieces of land as metropolitan open land and their proposed use of housing land at poppy lane reference number 128. I feel that building more houses on the green land would totally destroy the wildlife in the area and would ruin an area of beauty, and that the one road into the village wouldn't be able to cope with more traffic as its already busy.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances.
2147/01/002/DM43.4/O	Patrick Thomas	Object	DM43.4 504	I am writing at this time to record my objections on the following basis - the use o this site , 504, for housing	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2185/01/002/DM43.4/O	Jonathan E Miller	Object	DM43.4 504	I object to ref 504 -I am writing to you with regard to the recent changes in Planning policies by Croydon Council and their impact on the designation of grass areas in Shirley Oaks Village. These areas weere formerly designated as Metropolitan Open Land and had protection form being built on . However my understanding is that these areas may now be changed to no Metropolitan Land thus allowing their use for future housing developments. As a resident of Shirley I would like to point out that our land was designated as 'Amenity Open Land ' in 1985 by Croydon Council because of our undersized gardens and transferred to a Management Company, with each property owner as a shareholder of the Company. Whilst I fully accept the need for new housing in Croydon, in particular affordable housing for first time owners, it is clear the sheer scale of the proposed development and the resultant destruction of a precious greenfield site in Shirley Oaks Village that I object to. I would have no issue with a much smaller scale development of the village, as part of an overall plan for Croydon where new housing was primarily targetted toward development of brownfield sites under the council's jurisdiction. I urge you to consideration of my suggestions in the weeks ahead and look forward to receiving feedback in due course.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

2195/01/003/DM43.4/O	Mrs Jane Smith	Object	DM43.4 504	Object to development on these sites as they are MOL and amenity land used by surrounding residents. This would be detrimental to the area as the existing houses on the Estate have undersized gardens and would be obtrusive and lead to increase in traffic and access problems and noise issues	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2301/01/004/DM43.4/O	Breda Mohan	Object	DM43.4 504	I object to the use of the •Stroud Green Pumping Station, 140 Primrose Lane reference number 504 for housing:	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2302/01/003/DM43.4/O	Brenda Stratford	Object	DM43.4 504	The use of the following 5 sites for housing; ref no. 128, 504, 541, 542, 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as local green spaces	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2371/01/004/DM43.4/O	Christopher Palmer	Object	DM43.4 504	I object to the use of the •Stroud Green Pumping Station, 140 Primrose Lane reference number 504 for housing:  If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.  Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.  I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

2429/02/011/DM43.4/O	Mr & Mrs E Abdul-Nabi	Object	Soundness - Justified	DM43.4 504	Object to the use of this site for housing.	If the Council will not keep it as Metropolitan Open Land it should be at least designated as Local Green Space.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2448/01/041/DM43.4/O	Andy Stranack Croydon Council	Object	Soundness - Justified	DM43.4 504	Site 504, Stroud Green Pumping Station, 140 Primrose Lane, is identified as suitable for 26 to 68 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Primrose Lane.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2450/02/003/DM43.4/O	Mr & Mrs Jeffrey	Object		DM43.4 504	I will be objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2450/01/005/DM43.4/O	Mr & Mrs Jeffrey	Object		DM43.4 504	I thoroughly object to these proposals, the traffic has built up over time and I wouldn't even want to begin to imagine what Shirley Oakd would be like if another 600+ homes where to be built, that would be practically doubling the size of Shirley Oaks as it is at present.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

We strongly object to Croydon Council's local planning proposals and plans for development to the site being used for residential development. We strongly object to the de-designation of the Metropolitan Open Land around Shirley Oaks Village. No more housing should be built on MO land and it is inappropriate for development since it would overstretch the local road infrastructure with the additional traffic. The road in and out of Shirley Oaks Village is very narrow and there is hardly enough room for the bus to get by. The increased volume of traffic and parked vehicles would be unmanageable bringing traffic in all directions to a complete standstill. We believe the council needs to rethink its proposals for the sites, but would hope that in any event, an overwhelming majority of homeowners living in the village will reject the council's proposals. Not only would the area be an eyesore, but the proposal to build a whopping 700 new homes is unrealistic as the open green spaces are very small. You would also be destroying the wildlife by cutting down our precious trees and removing the open green spaces. It was agreed, and we believe documented, that after the build of phase 5 on Shirley Oaks Village that no more houses would be built, and this was a deciding factor when individuals bought their properties on Shirley Oaks Village. If over 700 new homes are built, it would no longer be a village but instead an ugly built up housing estate, changing the character of the landscape completely. From our perspective, if the proposals were approved, we would have no choice but to move away from the area. It would be too upsetting to see our open green spaces developed to excess with over 700 new homes. I have no doubt that developing the land would also devalue the property prices in the future. We find the council's proposals ludicrous and unreasonable. It is imperative that we protect the precious remaining green spaces around Shirley Oaks Village. On that basis, we vigorously object to the council's proposal to develop the land.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

2539/01/007/DM43.4/O	Lydia Benady	Object		DM43.4 504	We strongly object to the changes to designations of our grass areas. As a resident and shareholder I point out that our land was designated by Croydon Council in 1985 as Amenity Open Lan because of our under-sized gardens. This land is for our use. Not only would building be detrimental to our health and well being but also to the varied and protected wildlife that we have. There are plenty of rundown places in Croydon which should be regenerated and can be built on without impinging into our green spaces.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2540/01/002/DM43.4/O	Mrs Sandra Cooper	Object	Soundness - Justified	DM43.4 504	I object to the designation of Metropolitan Open Land around Shirley Oaks enabling parts of this land to be used for housing and in particular site 548, with which I have an adjoining boundary. Should the Council not keep this land as Metropolitan Open Land these spaces should at the least be designated as Local Green Space.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2541/01/004/DM43.4/O	Ms Susanne Million	Object		DM43.4 504	I object to the use of the site for housing.  If the Council will not keep this site as MOL, it should at least be designated as Local Green Spaces.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

2544/01/004/DM43.4/O	Sara Palmer	Object	DM43.4 504	<p>I object to the use of the •Stroud Green Pumping Station, 140 Primrose Lane reference number 504 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2558/01/003/DM43.4/O	Miss Margaret A Williams	Object	DM43.4 504	I wish to register my objection to the proposed plans for the housing development on the green areas around the Shirley Oaks Estate.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2560/01/004/DM43.4/O	M.K White	Object	DM43.4 504	I strongly object to your proposed development plans for this site.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

2564/01/005/DM43.4/O	Mrs Shirley M Kell	Object	DM43.4 504	<p>Our LocalGreen Belt should remain as such and not dedesignated as Metropolitan Open Land which then could be used for new housing. I strongly object to this proposal. Plans for residential development:-</p> <p>Ref.No.128- the land at Poppy Lane is identified as suitable for 51-107 homes.</p> <p>Ref.No.504-Stroud Green Pumping Station,140 Primrose Lane including the conversion of the locally-listed pumping station, is identified as suitable for 26-68 homes.</p> <p>Ref.No.541- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for SD-215 homes.</p> <p>Ref No.542 -land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes.</p> <p>Ref.No.548 -land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes.</p> <p>Development on any of these sites would change the whole character of the area, and surely add to the congestion of local roads, which would increase the risk of accidents</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
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2565/01/003/DM43.4/O	Ms Karen Fletcher	Object	DM43.4 504	<p>We wish to register our objection to the proposals to change the policy map 43 in relation to Metropolitan Open Land at Shirley Oaks Village. Like many residents we purchased our home on the understanding that the MOL was owned by the residents themselves and would not be developed. It was a strong factor in our decision to purchase our house. The land itself was transferred to the management company by a transfer dating 30 July 1991 made between Heron Homes Limited and Shirley Oaks Management Limited. The third schedule to this transfer contains restrictive covenants and I have attached the relevant clauses. These clauses state that the land is to be used as open space so I do not understand how you can ignore this and grant planning permission to build houses. We understand the need for more housing but feel that this is not the way forward. It would be far better to look at the buildings/land owned by the London Borough of Croydon first to see which could be used as residential properties. The old Ashburton Library in Ashburton Park is such a building that could be redeveloped and used for housing and I am sure there are many more.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances.
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2566/01/004/DM43.4/O Mrs S White

Object

DM43.4  
504

I object to the use of the •Stroud  
Green Pumping Station, 140  
Primrose Lane reference number 504  
for housing:

No change

The land does not meet the  
criteria for designation as  
Metropolitan Open Land, it  
has no public access, and is  
therefore considered  
suitable for development  
subject to consideration of  
specific site circumstances.  
Any development of the site  
should not result in an  
increase of flood risk in the  
area, and should in fact aim  
to reduce flood risk in the  
area overall.

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Object Soundness - DM43.4  
Justified 504

Please note that I wish to object to the proposals set out in reference numbers 504, 541, 542, 548 and 128, for the following reasons

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

- There has been insufficient notice of the consultation period, and the proposals are not clearly set out as pertaining to Shirley Oaks Village.
- This land is designated as Metropolitan Open Land, and I do not agree that it does not meet the criteria, as it does contribute to the physical structure of London, and there currently are open-air facilities, which serve significant parts of London.
- Increasing the housing density in this development will have a detrimental effect on the overall environment, and will decrease the value of these homes, as the development contains smaller gardens than those originally planned, and the surrounding green spaces were left vacant to compensate for the lack of adequate open space.
- Any change in the restrictions will adversely affect the accessibility to nature and wildlife of the area, which contains features of metropolitan importance.
- There is inadequate infrastructure in the locality to accommodate such an increase in population
- There has not been a true 'fit for purpose' investigation of the 'brownfield sites', which already exist in the borough, or of other open land which could be used without.

In view of the above please register my objection to all five proposals, and please acknowledge receipt of this email. Please note that I wish to object to the proposals set out in reference numbers 504, 541, 542, 548 and 128, for the following reasons

- There has been insufficient notice of the consultation period, and the proposals are not clearly set out as pertaining to Shirley Oaks Village.
- This land is designated as Metropolitan Open Land, and I do not agree that it does not meet the criteria, as it does contribute to the physical structure of London, and there currently are open-air facilities, which serve significant parts of London.
- Increasing the housing density in this development will have a detrimental effect on the overall environment, and will decrease the value of these homes, as the development contains smaller gardens than those originally planned, and the surrounding green

spaces were left vacant to compensate for the lack of adequate open space.

- Any change in the restrictions will adversely affect the accessibility to nature and wildlife of the area, which contains features of metropolitan importance.
- There is inadequate infrastructure in the locality to accommodate such an increase in population
- There has not been a true 'fit for purpose' investigation of the 'brownfield sites', which already exist in the borough, or of other open land which could be used without.

In view of the above please register my objection to all five proposals, and please acknowledge receipt of this email.

2573/01/003/DM43.4/O	Mr Keith Harris	Object	DM43.4 504	Development Reference Numbers 541,542,548,128,504  This we cause dangerous increase traffic through Shirley Oaks Road & Primrose Lane, and also increase parking by the Synagogue which is bad at the best of times	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2574/01/005/DM43.4/O	Mr Lewis Reynolds	Object	DM43.4 504	I wish to object to planned proposals; ref 504. These planned proposals will not fit within the current aesthetics of the estate so please accept this email as an objection to the proposal.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

2578/01/006/DM43.4/O Mr Tau Wey

Object

DM43.4  
504

I am concerned about this proposal. When I bought my house in Angelica Gardens, Shirley Oaks Village, it was my understanding that I would also become a communal owner of the surrounding Amenity Open Land. This was guaranteed by each freeholder in Shirley Oaks owning a share of the Shirley Oaks Management Limited, which in turn owns and manages the Amenity Open Land.

Like many residents, I purchased my house partly due to the pleasant areas of green space available in my surroundings. I also think that the character of the current surrounding gives each property the value that it currently has.

I would also object to attempts by Croydon Council or other agencies to attempt to purchase the land from Shirley Oaks Management Limited in the future.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

2580/01/005/DM43.4/O	Mr Steven Hunt	Object	DM43.4 504	<p>I am emailing to outline my objections to the planning notices in relation to the above reference numbers which concern land near to Shirley Oaks Road, Honeysuckle Gardens, Poppy Lane and Primrose Lane.</p> <p>I object to these proposed developments for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The move to unravel the protection of Metropolitan open land from significant housing developments is a disappointing and avoidable move by Croydon Council. This sets an unnecessary precedent. This land should be protected by its designation and the council has sufficient options elsewhere in the borough on land that has no such designation.</li> <li>2. Much of the land concerned was designated by Croydon Council in 1985 as "Amenity Open Land" because of the under-sized gardens of many of the Shirley Oaks property. I live with a young family on Shirley Oaks with a very small garden and object to the loss of this open land which is regularly used by young families and residents of the area who do not have large gardens or any gardens at all in some instances.</li> <li>3. Such proposals will unduly change the character and desirability of the local area which is defined by its open space. Shirley Oaks remains one of the few genuine peaceful residential areas within the borough and such thoughtless development will threaten this.</li> <li>4. The roads leading to Shirley Oaks are roads not given to significant volumes of traffic. Increasing the density of the population within the immediate area as substantially as you are proposing creates challenges for traffic and parking. The scale of the developments will exponentially increase the volume of traffic and create challenges for parking.</li> </ol>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
2582/01/007/DM43.4/O	Ms Ellie London	Object	DM43.4 504	<p>I object to the use of the site for housing.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>

2583/01/004/DM43.4/O	Sue Ridenton	Object	DM43.4 504	<p>I would like to raise my objection to the proposed land changes for the Ref. 504 - Up to 68 new homes or GYPSY site at the water board HW, Primrose lane</p> <p>The land we are talking about above was designated by Croydon council in 1985 as Amenity Open Land, because of our under-sized gardens and transferred to the Management Company – with each property owner as a shareholder in that company.</p> <p>No one in the village will want any more homes built the open space keeps the village unique and a nice place to live Any more homes will not enhance the village at all and of course will lower our house prices and a GYPSY site what on earth are the council thinking !!</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2585/01/005/DM43.4/O	Ms Rachel James	Object	DM43.4 504	<p>I object to the following proposal for shirley oaks village. Ref: 541, Ref: 542, Ref: 548, Ref: 128, Ref: 504 I love my home currently on shirley oaks our gardens are considerably in the small side and I daily take walks on to the land with have with my 2 children and husband. I feel this would depreciate the area and I wouldn't be happy with any of the above plans.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2599/01/003/DM43.4/C	Helen Armstrong		DM43.4 504	<p>I am writing to register my household's objection to the prooposed developments in Shirley. The projected number of homes will impact dramatically not only on the existing residents and the open feel of the site, but essentially on the transport infrastructure. Wickham Road is a major route, prone to congestion at peak hours and any significant increase in road users will have a dramatic knock on effect not for residents and also for commuters in all directions. The Trinity roundabout is a major junction with many bus routes passing through, this would grind to even more of a halt. The potential number of proposed properties is unacceptably high.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall. Any development proposals that come forward will need to comply with all the policies of the Local Plan which included providing transport assessments for major development.

2605/01/025/DM43.4/O	Ian Broyd	Object	DM43.4 504	If the Council will not keep them as Metropolitan Open Land, the five sites should at least be designated as Local Green Spaces and not used for housing.	The site should be Local Green Space.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2618/01/005/DM43.4/O	Miss P Jones	Object	DM43.4 504	Having lived in Shirley for over 50 years I strongly object to Croydon Council plans to de-designate the Metropolitan open land so that most of this land can be used for new housing. At the moment it has the same Protection as Green Belt.  Firstly, this would entail the loss of a vital green corridor between Shirley Oaks and the surrounding area, changing the character of the area, more importantly the road infrastructure couldn't cope with the additional traffic. Try getting out to the Wickham Road from Orchard Avenue in rush hour.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2635/01/035/DM43.4/O	Paul Sandford <i>Bourne Society</i>	Object	DM43.4 504	Stroud Green Pumping Station, 140 Primrose Lane, is identified as suitable for 26 to 68 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Primrose Lane		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2663/01/002/DM43.4/C	Mrs Y Sussey		DM43.4 504	Object to proposals at this site because of the increased risk of flooding and adverse impact on air quality. New Housing should be on brownfield sites		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

2665/01/004/DM43.4/O	Ms S Mawaziny	Object	DM43.4 504	I object to the use of the •Stroud Green Pumping Station, 140 Primrose Lane reference number 504 for housing:	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2674/01/002/DM43.4/O	Mrs Penelope Perry	Object	DM43.4 504	<p>I am writing to you in my capacity as secretary of the Addiscombe Woodside and Shirley Leisure Gardens Ltd, with the full endorsement of the Executive Committee. AWSLF is an allotment society comprising in excess of 400 plots, adjacent to Stoud Green Pumping Station and bounded by Primrose Lane Poppy Lane and Glenthorne Avenue.</p> <p>I am writing to object to two issues detailed in the above document which are relevant to our land.</p> <p>De-designation of the following piece of land as Metropolitan Open Land and its proposed use as housing: Stroud Green Pumping Station 140 Primrose Lane ref 504</p> <ul style="list-style-type: none"> <li>- Stoud Green Pumping Station is not only Metropolitan Open Land but is owned by Thames Water. There is a listed building on the site currently used as offices by Thames Water.</li> <li>- In your consultation document "Assessment and Selection of sites for Gypsy and Travellers" you have also referred to this land as suitable for a Gypsy site - page 15 ref 504. In the column "use proposed for site or policy designation prohibiting further exploration of option "you have failed to mention that it is also considered a site suitable for 68 homes.</li> <li>-It is also prone to flooding and in the planning policy for Traveller's sites published in August 2015 it clearly says in Policy B reference 13g. 2do not locate sites in areas at high risk of flooding, including functional floodplains, given the particular vulnerability of caravans".</li> </ul>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

2682/01/005/DM43.4/O	Mr & Mrs Kellas	Object	DM43.4 504	I would say to the Council Croydon is full and kindly leave our precious Shirley open spaces and attractive streets alone, we don't need an odd assortment of blocks of flats amongst the semi-detached and small detached properties here, or in similar Croydon suburbs -it would be an architectural disaster along the lines of the 1950s concrete jungle development of the centre of Croydon. And we don't have the infrastructure to cope with more people, or the roads to cope with the traffic we already have.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2696/01/004/DM43.4/O	Mr Beresford Walker	Object	DM43.4 504	I object to Policy DM43, reference Site 504 to build new homes at Stroud Green Pumping Station (Including the conversion of the pumping station which is a locally-listed building)	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2706/01/005/DM43.4/O	Mr & Mrs Panagakis	Object	DM43.4 504	Object to the use of Stroud Green Pumping Station, 140 Primrose Lane (reference number 504) for housing	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2720/01/005/DM43.4/O	Mr & Mrs C P Smith	Object	DM43.4 504	Object to this site as this land was designated to residents of Shirley Oaks village as amenity open land in 1985 because of the undersized gardens and transferred to the management company. The Land should remain Green Belt	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

2721/01/007/DM43.4/O	Mr A Zelisko	Object	Soundness - Justified	DM43.4 504	I object to the use of this site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2736/01/005/DM43.4/O	Mr & Mrs Hunt	Object		DM43.4 504	<p>I am writing to object to: The use of the following five sites for housing:</p> <ul style="list-style-type: none"> <li>•Land at Poppy Lane reference number 128</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane reference number 504</li> <li>•Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541</li> <li>•Land to the west of Shirley Oaks Road reference number 542</li> <li>•Land to the rear of 5-13 Honeysuckle Gardens reference number 548</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>People buy property on Shirley Oaks Village because of the green open spaces, the peace and tranquillity, the beautiful old Oak Trees. You cannot suddenly take that away these surroundings; people have spent hard earned money to live on this Village. Residents also pay for maintaining these green open spaces. The service road will not take any more traffic; two buses can hardly pass, and indeed were not supposed to drive round the estate together because of the small service road. There is a hospital and ambulance station on the estate, and any increase in traffic will interfere with their services.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

2737/01/006/DM43.4/O	C Banks	Object	DM43.4 504	<p>We are writing to object to the use of the following five sites for housing</p> <ul style="list-style-type: none"> <li>- Land at Poppy Lane, reference number 128</li> <li>- Stroud Green Pumping Station, 140 Primrose Lane, ref no. 504</li> <li>- Lane to the East of Shirley Oaks Road and to the rear of Beech House and ash House reference number 541.</li> <li>- Land to the west of Shirley Oaks Road, ref number 542.</li> <li>- Land to the rear of 5-13 Honeysuckle Gardens, ref number 548.</li> </ul> <p>If council will not keep them as metropolitan open land, these sites should at least be designated as green spaces.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
2740/01/004/DM43.4/O	Mr Ian K White	Object	DM43.4 504	<p>I object to the use of the •Stroud Green Pumping Station, 140 Primrose Lane reference number 504 for housing:</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
2742/01/007/DM43.4/O	Mr E Tilly	Object	DM43.4 504	<p>Object to this site as building on it would lead to a loss of greenspace between Shirley oaks and the surrounding area</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>

2745/01/005/DM43.4/O Mrs Frances Pearce

Object Soundness - DM43.4  
Justified 504

I am writing regarding the Council's plans for a massive redevelopment in the Shirley Area. More houses mean more traffic on our already crowded roads. I no longer go into Croydon because of the journey times. How long would it be before the Council considered bringing in a congestion charge. When you build all these properties do you consider the local amenities and the effect that more people would have on these. Where are the school places for all of these children? Regarding doctors. Unless it is an emergency I have to wait at least a week for an appointment. This waiting time can only increase if there are more patients. Is it the Council's policy to build over green belt land to the detriment of locals? I sincerely hope not. I think you need to seriously reconsider these plans.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

2764/14/003/DM43.4/O Mr Derek Ritson  
Monks Orchard Residents Associa

Object Soundness - DM43.4  
Justified 504

These open spaces are collectively designated as Metropolitan Open Land. It would be disastrous to lose a link in this chain.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

THE SHIRLEY GREEN CHAIN  
The green open spaces of Shirley Oaks Village provide several links in the Shirley Green Chain. This chain starts at the South Norwood Country Park in the north and runs south through Ryland Fields, Long Lane Woods, Ashburton Playing Fields, the open spaces of Shirley Oaks Village, Trinity School playing fields, Shirley Park Golf Course and up to the Shirley Hills. From there the Green Chain continues through Heathfield, Bramley Bank Nature Reserve, Littleheath Woods and via Selsdon Park to Kings Wood at Hamsey Green. These open spaces are collectively designated as Metropolitan Open Land. It would be disastrous to lose a link in this chain.

Planning Policy Guidance Note 9  
This guidance stresses the importance of nature conservation, not only on nationally important sites, but also suggests that many urban sites for nature conservation have enhanced local importance as a consequence of the relative lack of wildlife sites in built up areas. Statutory and nonstatutory sites which provide wildlife corridors, links or stepping stones from one habitat site to another, all help to form a network necessary to endure the maintenance of the current range and diversity of our flora and fauna.

The Green Spaces in Shirley Oaks were designated as Metropolitan Open Land and today still meet the criteria for this protection. The sites (1) contain conservation and habitat interest of value at a metropolitan level and (2) forms part of the Shirley Green Chain. These are two of the criteria for Metropolitan Open Land. The Green Spaces in Shirley Oaks Village were designated as Metropolitan Open Land and today still meet the criteria for this protection.

The sites  
(1) contain conservation and habitat interest of value at a metropolitan level and  
(2) form part of the Shirley Green Chain. These are two of the criteria for Metropolitan Open Land.

These sites possibly have a section 52 agreement, and are part ownerships shared by each of the Shirley Oaks Village residents.

Re-designation of MOL falls foul of

the London Plan.

Existing dwellings to be retained or demolished? If retained the Site Area should be adjusted to take account of the existing dwellings: The Lodge, Beech House & Ash House? On the East site And the Synagogue and the two house (can't read their names) on the West side.

Infrastructure not specified to support development.

Schools are oversubscribed; GP Surgeries oversubscribed

Road system could not cope with the increase in traffic during peak travel times

Area has high water table and is subject to flooding.

London Plan

POLICY 7.17 METROPOLITAN OPEN LAND  
Strategic

A The Mayor strongly supports the current extent of Metropolitan Open Land (MOL), its extension in appropriate circumstances and its protection from development having an adverse impact on the openness of MOL.

Planning decisions

B The strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt.

Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL.

LDF preparation

C Any alterations to the boundary of MOL should be undertaken by Boroughs through the LDF process, in consultation with the Mayor and adjoining authorities.

D To designate land as MOL

boroughs need to establish that the land meets at least one of the following criteria:

- a) it contributes to the physical structure of London by being clearly distinguishable from the built up area
- b) it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
- c) it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan valued it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.

The London Plan 7.56  
 The policy guidance of paragraphs 79-92 of the NPPF on Green Belts applies equally to Metropolitan Open Land (MOL). MOL has an important role to play as part of London's multifunctional green infrastructure and the Mayor is keen to see improvements in its overall quality and accessibility. Such improvements are likely to help human health, biodiversity and quality of life. Development that involves the loss of MOL in return for the creation of new open space elsewhere will not be considered appropriate. Appropriate development should be limited to small scale structures to support outdoor open space uses and minimise any adverse impact on the openness of MOL. Green chains are important to London's open space network, recreation and biodiversity. They consist of footpaths and the open spaces that they link, which are accessible to the public. The open spaces and links within a Green Chain should be designated as MOL due to their London-wide importance.

2775/01/041/DM43.4/O	Cllr Tim Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 504	Site 504, Stroud Green Pumping Station, 140 Primrose Lane, is identified as suitable for 26 to 68 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Primrose Lane.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2776/01/041/DM43.4/O	Cllr Helen Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 504	Site 504, Stroud Green Pumping Station, 140 Primrose Lane, is identified as suitable for 26 to 68 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Primrose Lane.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

2791/02/002/DM43.4/O	Peter Staveley	Object		DM43.4 504	The preferred approach is not the most appropriate for Croydon to help meet Strategic Objectives? No- the land is current Green Belt or Metropolitan Open Land or otherwise designated green land and should not be built on. I disagree that it "does not contribute to the physical structure of London". Just because it has no facilities does not mean that it is not an asset to the life of London. Yes, it is deliverable but should not be delivered on that land. No, it is not sustainable because it removes the need for green space for future generations. The building is locally listed so its curtilage should be protected as if it was a Grade II Listed Building.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2812/01/041/DM43.4/O	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 504	Site 504, Stroud Green Pumping Station, 140 Primrose Lane, is identified as suitable for 26 to 68 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Primrose Lane.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2829/01/041/DM43.4/O	Cllr Margaret Mead <i>Croydon Council</i>	Object	Soundness - Justified	DM43.4 504	Site 504, Stroud Green Pumping Station, 140 Primrose Lane, is identified as suitable for 26 to 68 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Primrose Lane.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2841/01/028/DM43.4/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object		DM43.4 504	Site 504, Stroud Green Pumping Station, 140 Primrose Lane, is identified as suitable for 26 to 68 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Primrose Lane;	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

2842/01/041/DM43.4/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	Soundness - Justified DM43.4 504	Site 504, Stroud Green Pumping Station, 140 Primrose Lane, is identified as suitable for 26 to 68 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Primrose Lane.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2857/01/005/DM43.4/O	Philip Talmage	Object	DM43.4 504	Residential development on either side of Shirley Oaks Road and around Shirley Oaks Village (reference numbers 128, 504, 541, 542, 548 on Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals) This is Metropolitan Open Land which is accorded the same level of statutory protection as the Green Belt. Changing this designation in order to allow building amounts to an abuse of the planning process. The area is liable to localised flooding, which anyway makes it unsuitable for residential housing. There appears to be no provision for additional infrastructure which would support the building of up to 750 new homes. In particular, local roads are already inadequate; morning traffic queues are already common in this area, especially towards the town centre. The proposals cannot but fundamentally alter the character of this part of Shirley, again, for the worse	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2879/01/003/DM43.4/C	Mr Roy Saunders		DM43.4 504	object to the development at Stroud Green Punmping Station as it is protected land as MOL	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

2910/02/003/DM43.4/O Ms Debbie Butler

Object Soundness - DM43.4  
Justified 504

I object to the use of the following five sites for housing:  
•Land at Poppy Lane reference number 128;  
•Stroud Green Pumping Station, 140 Primrose Lane reference number 504;  
•Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;  
•Land to the west of Shirley Oaks Road reference number 542; and  
•Land to the rear of 5-13 Honeysuckle Gardens reference number 548;  
If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

I write concerning Croydon Council's proposals contained in the consultation document of the Croydon Local Plan that includes the re-designation of Metropolitan Open Land in Shirley and specifically within the confines of Shirley Oaks. I consider these proposals and others listed above to be inappropriate as they would significantly change the character of the area in which I have lived all 61 years of my life and I wish to add my voice to those already expressing concerns and objections about these proposals.

I strongly object to the proposal to re-designate Metropolitan Open Land to facilitate the building of new homes on land in Shirley Oaks and the provision of temporary or permanent traveller/gypsy sites in areas that are acknowledged by the Council to be in the green belt at Coombe Farm and Coombe Lodge Nurseries in Conduit Lane.

These proposals are totally out of keeping with the character of the area which predominantly comprise owner-occupied semi and detached homes. Surely areas considered to be brownfield sites are more appropriate than the unacceptable use of Metropolitan Open Land?

The proposals affecting the area surrounding Shirley Library are also of concern as this would adversely change the character of the area and potentially result in the establishment of additional unsightly car- parking sites on the south side of Wickham Road, similar to that at the front of the Shirley Medical Centre at 370 Wickham Road.

2924/01/005/DM43.4/O	Mr Roohi F Khan	Object		DM43.4 504	<p>This area is close to the exit from Primrose lane into Shirley Road, a heavily congested road, this exit is shared by the adjacent ambulance station and at present is marred by locals who park their cars to attend the Shirley Health clinic (proposed to be developed into a neighbourhood centre and therefore more parking), also by those who park daily to catch local transport to Croydon Centre and London and residents cars of the opposite social housing accommodation whose parking area is inadequate.</p> <p>This area also backs onto the Addiscombe and Shirley Woodside Leisure Garden Ltd which has an entrance onto Primrose Lane adjacent to this area this proposal could make access to the Leisure Garden difficult and could lead to increased criminal damage within the Gardens.</p> <p>Any residential building in this area will increase the congestion which is already evident at the exit into Shirley Road. The increase in parking and road usage would definitely be restrictive to the emergency exits of ambulances.</p> <p>It is noted that this area was accessed as a potential site for Travellers but not highlighted as a preferred site - ALL RESIDENTS STRONGLY OBJECT TO THIS</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2931/01/007/DM43.4/O	Mr John Newman	Object		DM43.4 504	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
2948/02/002/DM43.4/O	Mrs Carolyn Dare	Object	Soundness - Justified	DM43.4 504	I raise strong objection to the allocation of this site for development. I am a shareholder in Shirley Oaks Management Company which owns the land and maintains it. I pay a quarterly charge towards its upkeep. The traffic is already too much for the road through the village. Please do not allow our village to be destroyed.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

2948/01/002/DM43.4/O Mrs Carolyn Dare

Object Soundness - DM43.4  
Justified 504

I raise strong objection to the allocation of this site for development. I am a shareholder in Shirley Oaks Management Company which owns the land and maintains it. I pay a quarterly charge towards its upkeep. The traffic is already too much for the road through the village. Please do not allow our village to be destroyed.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

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The proposal to build new houses in Honeysuckle Gardens does not fall within the Strategic Objectives because:-  
 Objective 2: This development will not Foster an environment where existing enterprise can prosper, but will reduce enterprise  
 Objective 4: This development will not reduce social, economic and environmental deprivation. It will not reduce unemployment, improve skills and education and improve environmental conditions, the development is not in keeping with the surrounding area.  
 Objective 5: This development is not high quality and will not enhance the borough's natural environment but will reduce the natural environment by turning a green area into housing  
 Objective 7: This development will reduce the area as a safe, healthy and cohesive community but making the area overcrowded with residential property  
 Objective 10: This development will reduce the quality and accessibility of green space and nature.  
 This proposed development of new housing in Honeysuckle Gardens is not within keeping of the current development within this area. Shirley comprises of large semi and detached houses with large green areas. This development is in no way in keeping with housing in the area. Changing a green area to an area of residential housing will cause harm and reduce the outlook of the area and is not in keeping with the surrounding area  
 Building a travelers site will increase noise levels and ruin the character of the area and this development would overwhelm this green area.  
 Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.  
 This development would diminish the area of green fields and recreational land within the area.

this development will compromise the ability of future generations to meet their own needs. The development will change the outlook and community within the South Croydon area and future generation will suffer because of this.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

2974/01/004/DM43.4/O	Jane Bowden	Object	Soundness - Justified	DM43.4 504	2) I understand that the Council are seeking to de-designate various pieces of land on either side of Shirley Oaks Road and around Shirley Oaks village, so that it is no longer Metropolitan Open Land, with a view to potentially building between 304 and 751 new homes. (Reference numbers 128, 504, 541, 542 & 548). Open, green land is essential to maintain a pleasant living area, and to maintain the character of the area. In addition, this number of additional dwellings would seriously overwhelm the local infrastructure. In particular, the local road infrastructure could not cope with the additional traffic.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3001/01/005/DM43.4/O	Mr John Helen	Object		DM43.4 504	Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 504);  I will be objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.  I am happy for the Council to replace under-used garages with much-needed homes, but I will be objecting to building on precious open space.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3002/01/005/DM43.4/O	Mr John Hitchcock	Object		DM43.4 504	Our family has lived on Shirley Oaks Village approx 20 years ago and understood the village to be a Private estate and I am writing to object to the de-designation of the open land around the village and to the use of five sites for housing.  The land rightfully belongs to the residents, the area and roads will become congested and property values will decrease.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3005/01/002/DM43.4/O	Mr John Roberts	Object		DM43.4 504	<p>I am writing to object to: The use of the Stroud Green Pumping Station, 140 Primrose Lane, reference number 504, for housing:</p> <p>If the Council will not keep these areas as Metropolitan Open Land, these 5 sites should at least be designated as Local Green Space.</p> <p>My objections are based on the following:</p> <ul style="list-style-type: none"> <li>i. The change in local designation and subsequent development would lead to a material reduction to an important green space and amenity within a basically urban area,</li> <li>ii. The effect and congestion on the local infra-structure which would be caused by the building of more housing to an already densely developed site,</li> <li>iii. The effect on existing property values of property to Shirley Oaks and surrounding areas caused by the reduced amenity and congestion.</li> </ul> <p>I urge that the Council should take these and other objections in consideration and not continue with their plans to re-designate the areas described above</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
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3010/01/005/DM43.4/O	Mr Joseph Rowe	Object	Soundness - Justified	DM43.4 504	<p>Land currently designated as Metropolitan Open Land at Poppy Lane, Stroud Green Pumping Station, to the east of Shirley Oaks Road, to the west of Shirley Oaks Road and to the rear of 5-13 Honeysuckle Gardens has been identified as suitable for up to 741 homes (pages 445-446, 451-452, 453-454, 455-456, 457-458 Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference numbers 128, 504, 541, 542 and 548).</p> <p>I object to these proposals on the grounds that:</p> <p><input type="checkbox"/> This land is designated as Metropolitan Open Land and there is no justification for re designation. An increase of up to 741 homes on this land would put local services including schools, transport and already crowded roads under further pressure.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
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3017/01/004/DM43.4/O	Mr Chris Connor	Object		DM43.4 504	<p>2. REF:128, REF:504, REF:541, REF:542, REF:548 (Shirley Oaks Village)</p> <p>Once the area surrounding Shirley Oaks Village is re-designated the Council plans to build 751 homes on 5 separate sites.</p> <p>Supposing the average house is for 4 people, 3000 people in total will move to the area. The housing will attract families - potentially half being children. The Council mention no where in their 700 page document about the building of new schools (primary and secondary) nor the building of doctor surgeries, nor the expanding of the local shopping area let alone the already stretched local road infrastructure. Our local area can't cope as it is - St John's primary school has applied for an extension to cope with the current demand on its places. During rush hour buses frequently don't stop at bus stops because they are full. Traffic is often diverted down our road, Shirley Church Road, if there is an accident on Wickham Road or Gravel Hill. The dual carriage way (Shirley Park) is crawling along during rush hour. The council are planning to add another 1000 plus cars to this equation. Shirley is often described according to estate agents as leafy, popular, excellent schools. By building 751 more homes the character of the area will change completely.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.	
3028/01/005/DM43.4/O	Mr Nick Barnes	Object	Soundness - Justified	DM43.4 504	<p>Having read both local plans for the shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.</p> <p>None of these plans will benefit Shirley and I object to them all.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.	
3029/01/003/DM43.4/O	Mr Paul Newton <i>Addington Village Residents Assoc</i>	Object	Soundness - Justified	DM43.4 504	<p>Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.</p>	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3041/01/002/DM43.4/O	Sarah Minter	Object	DM43.4 504	I strongly object to the proposed development plans for the Shirley Area. I have lived here all my life and have seen a steady influx of people, and a massive reduction in the green space in the area. The roads are already far too congested and the social infrastructure is already struggling to cope with the number of residents. There are many areas in the Croydon borough much more suited to such large scale development. I am thinking particularly of areas around Purley Way. There are also many brown field sites in the borough that could be put to more effective use as housing without affecting the green areas. I guess the council prefers to redevelop the green areas rather than the brown field areas due to cost. As I said I do not want my local area turned into a concrete jungle where there is nowhere for people to relax in the open.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances.
3045/01/004/DM43.4/O	Mr Stuart Marsh	Object	DM43.4 504	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3047/01/001/DM43.4/O	Mr Brian Jacobs	Object	Soundness - Justified	DM43.4 504	<p>I am writing to object to all the proposed changes and plans affecting the Shirley neighbourhood as advised to me by Gavin Barwell and the Executive Committee of Spring Park Residents Association.</p> <p>1) I object strongly to any plans to change the definition of existing land and use.</p> <p>2) When dealing with the further extension of Shirley Oaks site I am disturbed by the fact there are just two access points i.e.. Shirley Road and Wickham Road the later being onto the A232 which is very busy all day and particularly during rush hour periods, when traffic backs up westwards to the Shirley Road roundabout and beyond.</p> <p>3) The proposals for Shirley Oaks, given to me indicate land being suitable for between 304 and 751 additional homes. As many properties nowadays have at least one car this will have a serious additional congestion to Shirley and Wickham Roads.</p> <p>4) Additionally, development of this size would have a serious demand on existing schools (primary particularly), doctors and other local</p>	I am writing to object to all the proposed changes and plans affecting the Shirley neighbourhood	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
3072/01/005/DM43.4/O	Christine McCarthy	Object		DM43.4 504	<p>I object to all the proposals set out for new housing and travellers sites in Shirley. I feel it will ruin the area by taking up all the open spaces.</p>		No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>

3076/01/005/DM43.4/O	Claire Hunt	Object	DM43.4 504	<p>I am writing to express my objection to the proposals of development to the Shirley oaks estate, on website <a href="http://www.croydon.gov.uk/policiesmap">www.croydon.gov.uk/policiesmap</a> on "Changes to the policy Map 43" those being:-</p> <ul style="list-style-type: none"> <li>□□Ref:541. Shirley oaks road East side, up to 215 new homes!!!</li> <li>□□Ref:542. Shirley oaks road west side, up to 236 new homes!!!</li> <li>□□Ref:548. Land rear of honeysuckle gardens, up to 125 new homes!!!!</li> <li>□□Ref:128. Poppy lane, up to 107 new homes!!</li> <li>□□Ref:504. Up to 68 new homes or gypsy site at the water board HQ, primrose lane!!!!!!!!!!!!</li> </ul> <p>I brought my home on 5 Flag Close, Shirley Oaks, Surrey, CR0 8XT as it was on a green and pleasant estate and on the understanding this land was designated to us as because of our undersized gardens. We were told this land would never be built on and each of the properties on the estate are shareholders of this land as it was designated "amenity open land" by the Croydon council and transferred to our management company.</p> <p>We are forming groups and seeking legal advice and looking into the legal implications and small print to your proposals and will not take this laying down!!!!</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
3080/01/003/DM43.4/O	Mr John Mills	Object	DM43.4 504	<p>I object to the use of the site for housing. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>

3093/01/002/DM43.4/O	Mr Paul Grosser	Object	DM43.4 504	The planning permissions proposals below I object to ref 504 I have friends who live in Shirley oaks village and I know them and myself along with many others all object to the proposals to build on the green areas. This grass area is used by many and would totally change the area if built on and we don't want it. Part of the charm of this area is those green areas and it has something that you don't find often in Croydon so please let us keep the green areas as we all object to them being built	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3098/01/002/DM43.4/O	Mr Derrick Thurley	Object	DM43.4 504	1De-designation of the Metropolitan Open Land around Shirley Oaks Village thus enabling the following sites to be built on. a)Policy DM43, Reference 128 Land to build 51 to 107 homes in Poppy Lane b)Policy DM43, Reference 504 Land to build 26 to 68 homes at Stroud Green Pumping Station, 140 Primrose Lane including conversion of the pumping station c)Policy DM43, Reference 541 Land to build 80 to 215 homes to the east of Shirley road and rear of Beech House d)Policy DM43, Reference 542 Land to build 88 to 236 homes to the west of Shirley Oaks Road e)Policy DM43, Reference 548 Land to build 5 to 13 homes to the rear of 5 to 13 Honeysuckle Gardens This entails loss of green space, changing the character of the area and local road infrastructure unable to cope.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3102/02/004/DM43.4/O	Mr Richard Horton	Object	DM43.4 504	I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3109/01/004/DM43.4/O	Mr Dominic Quinn A3 Architecture London LTD	Object	DM43.4 504	Object to the dedesignation of MOL around Shirley Oaks Village as it will change the character of the area. If they are not MOL they should at least be Local Open Land. Building Houses on them would lead to the loss of a vital green corridor and set a precedent	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3113/01/004/DM43.4/O	Mr Stuart Beaton	Object	DM43.4 504	<p>I am writing to lodge my objection to some of the proposals contained in the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals.</p> <p>In particular:</p> <p>1. Shirley Oaks</p> <p>The proposal to re-designate the Metropolitan Open Land on Shirley Oaks Road and around Shirley Oaks Village so that it can be used for new housing (page 68, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals).</p> <p>My main objections are:</p> <p>This would result in the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area.</p> <p>The local road network could not cope with the additional traffic.</p> <p>Insufficient local infrastructure to cope with the increased population.</p> <p>Conclusion</p> <p>The proposals I have highlighted can only be viewed as negative. If adopted, they will increase the local population - and the density of that population - without providing any supporting infrastructure. The new residents from the planned apartment blocks and traveller sites will need additional public services such as schools, medical services and shops. Older residents will give way to young families who require greater social support, yet no additional resources are identified to help manage the changing demographic. Traffic congestion along already busy roads will increase, as will pollution and accident black-spots. The few remaining green spaces will disappear. Overall, the proposals signal a reduction in the quality of life for both the existing residents and the newcomer</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3133/01/005/DM43.4/O	Carolyn Heath	Object		DM43.4 504	<p>I am writing to object to:</p> <p>1. The use of the following locations as gypsy and traveller sites:</p> <ul style="list-style-type: none"> <li>•Coombe Lodge Nurseries (site ref 661)</li> <li>•Coombe Farm off Oaks Road (site ref 502)</li> <li>•Poppy Lane (site ref 128)</li> <li>•Stroud Green Pumping Station (site ref 504)</li> <li>•Shirley Oaks Road/Beech House (site ref 541)</li> <li>•Shirley Oaks Road (site ref 542)</li> <li>•Honeysuckle Gardens (site ref 548)</li> <li>•Pear Tree Farm &amp; Pear Tree Cottage (site ref 755)</li> </ul> <p>All areas provide vital green space in already densely populated areas, and there is insufficient infrastructure to cope with the additional traffic/population. Some of these areas are in the Green Belt, others are in Metropolitan Open Land. They would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3145/01/005/DM43.4/O	Mr David Harwood	Object		DM43.4 504	<p>(1) I object to residential development at the following sites &amp; to the policy of de-designate of metropolitan open land at the following</p> <p>Stroud Green Pumping Station reference number 504</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3161/01/004/DM43.4/O	Mr Jim Cowan	Object	Soundness - Justified	DM43.4 504	<p>I have read Gavin Barwell's assessment of policies and proposals in the Croydon Local Plan and totally agree that if implemented would destroy the character of Shirley.</p> <p>The infrastructure in Shirley is already stretched to the limit and can not withstand any further burdens.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3190/01/003/DM43.4/O	Sonya Millen	Object	DM43.4 504	<p>I am also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
3193/01/004/DM43.4/O	Mr Stan Minter	Object	DM43.4 504	<p>I have major concerns over the planned development of the Shirley Area. This is currently one of the nicest areas of Croydon and you plan to swamp it with a number of housing developments and some travellers sites. This will be very detrimental to the whole area.</p> <p>I understand that nationally we need to have more accommodation for families. We need to achieve this with ought destroying the whole fabric of our society. This scale of development will transform the whole area into a old fashioned "Estate".</p> <p>There are not sufficient services in the wider area to support such an influx of families.</p> <p>The road infrastructure already struggles at time and these developments will make the whole situation much worse.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
3193/02/004/DM43.4/O	Mr Stan Minter	Object	DM43.4 504	<p>I have major concerns over the planned development of the Shirley Area. This is currently one of the nicest areas of Croydon and you plan to swamp it with a number of housing developments and some travellers sites. This will be very detrimental to the whole area.</p> <p>I understand that nationally we need to have more accommodation for families. We need to achieve this with ought destroying the whole fabric of our society. This scale of development will transform the whole area into a old fashioned "Estate".</p> <p>There are not sufficient services in the wider area to support such an influx of families.</p> <p>The road infrastructure already struggles at time and these developments will make the whole situation much worse.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>

3204/01/003/DM43.4/O	Mr Steve Hopkins	Object	DM43.4 504	As a resident of Shirley Oaks from Day one, I totally oppose any new buildings to be approved or built on my private estate.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3208/01/003/DM43.4/O	Mr Stephen Smith	Object	DM43.4 504	1. I am writing to object to re-designation of the Metropolitan Open Land around Shirley Oaks Village and the intention to build on open sites at Poppy Lane (ref 128), Primrose Lane (ref 504), Shirley Oaks Road (refs 541 + 542) and Honeysuckle Gardens (ref 548).	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3215/01/003/DM43.4/O	Mr Steve White ASPRA	Object	Soundness - Justified DM43.4 504	<p>I am therefore writing to formally object to:</p> <p>1.de-designation of the Metropolitan Open Land around Shirley Oaks Village;</p> <p>2.the use of the following five sites for housing:</p> <ul style="list-style-type: none"> <li>•land at Poppy Lane reference number 128;</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane reference number 504;</li> <li>•land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;</li> <li>•land to the west of Shirley Oaks Road reference number 542; and</li> <li>•land to the rear of 5-13 Honeysuckle Gardens reference number 548.</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3218/01/005/DM43.4/O	Shirley Beddoes	Object	DM43.4 504	<p>We bought our property at the original building phase in Shirley Oaks many years ago and were informed that there would be no further development in this area and that all grassed areas were to remain undeveloped and were for the use of residents and local people at leisure, further to this we have paid yearly a maintenance cost to ensure these areas were up kept for this use. This is the main reason we invested in this property. The grassed areas are in constant use and development of these areas would change the natural village atmosphere that exists here and is one of the few areas of Croydon that there is an abundance of wildlife close to an urban area. The proposed development and designation of our grass areas is unacceptable and would infringe our rights as in our original contracts with Heron homes who built the site.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances.

3235/01/005/DM43.4/O Mr Peter Kenny

Object

DM43.4  
504

I am writing to object to The use of the following sites for housing:  
Land at Poppy Lane reference number 128  
Stroud Green Pumping Station, 140 Primrose Lane Reference number 504  
Land to the east of Shirley Oaks Road and the rear of Beech House and Ash House reference number 541  
Land to the West is Shirley Oaks Road reference number 542  
Land to the rear of 5-13 Honeysuckle Gardens reference number 548  
If the council will not keep them as Metropolitan Open Land, these five sites should be at least designated as Local Green Spaces

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3276/01/002/DM43.4/O	Mr Matthew Carey	Object	DM43.4 504	<p>The area of Shirley Oaks Village and it's adjacent road infrastructure is already at breaking point. Any slight build up of traffic seriously hinders movement for residents. The 2 main arterial routes into Croydon or towards Bromley (being wickham road &amp; lower addiscombe road) are extremely busy with traffic and often lead to extended journey times for those of us who wish to head in to one of these town centres or further afield in to London for work. As proven only yesterday when a traffic accident in the Shirley area led to a 3 hour journey home from bromley back to Shirley. The road network around here is poor. The interlink between Shirley Oaks village and it's surrounding area is poor. To add hundreds of houses within this area will only lead to increased volume of traffic on the surrounding roads and leave Shirley itself in an almost permanent state of gridlock. Shirley Oaks Road is always busy with vehicles parked up. This is due to a number of reasons;</p> <p>The excessive traffic on wickham road leading to people abandoning their vehicles to try and walk nearer to Croydon to catch a tram or bus. The unreliable 367 bus route which is often hindered by traffic or accidents outside of Shirley Oaks Village leading to people driving closer to other bus routes.</p> <p>The use of the local synagogue. Combine these issues above with the additional housing being proposed and the vehicles that come with them, Shirley Oaks will become even cut off than it already is. There are many elderly residents in this area that rely on carers (friends etc) being able to visit them. They often complain about the issues I have raised above and I can only see this getting worse should the proposals for Shirley go ahead.</p> <p>Croydon is a massive borough so there must be other areas that these proposals could be met.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances.</p>
3277/01/009/DM43.4/O	Mr Terrence McCarthy	Object	DM43.4 504	<p>I object to the use of the site for housing. If the Council will not it as Metropolitan Open Land, it should at least be designated as Local Green Spaces. Building housing on it would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>

3279/01/004/DM43.4/O Terry Lewin

Object

DM43.4  
504

I object to the use of the site for housing.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

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Object Soundness - DM43.4  
Justified 504

To help you identify my specific objections, the five proposals mentioned so far and to which I wish to object as being detrimental to the character of the area are:

- the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 128);
- Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 504);
- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 541);
- land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 542); and
- land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 548).

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3337/01/003/DM43.4/O	Mr Roger Willaimes	Object	Soundness - Justified DM43.4 504	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3354/01/004/DM43.4/O	Dr Bob Wenn	Object	DM43.4 504	I object to the site for use for housing.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3355/01/005/DM43.4/O	Mr John Mullis	Object	DM43.4 504	In response to your notices for the development of the greenfield sites on Shirley Oaks Village and the intention to change the status of this land, I make the following observations : In 1985 Croydon Council designated land within Shirley Oaks Village as "Amenity Open Land" because our gardens were small due to the layout and construction of the area by Heron Homes. This amenity land is owned collectively by the property owners who own 1 share each. The shares are held by the current trust company - First Port, who also maintain this estate. Is compulsory purchase envisaged? If a total of some 700 homes the village would need vast changes to its infrastructure to accommodate these properties. The present main road - Primrose Lane/Shirley Oaks Road is barely able to cope now - with just a single decker bus allied to a growing number of cars. There is a regular flooding problem during heavy downpours - particularly from Primrose Lane into Laburnum Gardens. The loss of a wildlife conservation area is surely against wider interests including many present owners.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3356/01/003/DM43.4/O	Mr Rishi Gohill	Object	Soundness - Justified	DM43.4 504	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3358/01/003/DM43.4/O	Joy Harris	Object	Soundness - Justified	DM43.4 504	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3371/01/002/DM43.4/O	Claire Corper	Object	Soundness - Justified	DM43.4 504	To who this may concern  Ref:541 Ref:542 Ref:548 Ref:128 Ref:504  I strongly object to these plans as a resident of hazel close I am a shareholder of Shirley oaks management and feel strongly that the land be left as it is as we have very small gardens and pay for these open land areas to be kept and maintained for our use and enjoyment. Also these plans especially the ref 504 will devalue my property immensely and will downgrade the area dramatically		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

Object Soundness - DM43.4  
Effective 504

One of the requirements of the Pitt review of 2007 was for the Environment Agency to provide some warning for surface water flooding, as was already the practise for river and coastal flooding. The result was the LIDAR returns which are provided on the Environment Agency's website under 'what's in my backyard'. This shows clearly how the lie of the land amongst the Shirley Oaks Estate causes surface water to run from South to North joining another stream which runs in from the SW from Shirley road into Primrose Lane. On numerous occasions over recent wet winters we have had a constant stream of water running across the kerb into Primrose Lane which has on occasion caused substantial amounts of ice to form. No doubt your winter maintenance department could confirm this is an area where they have to regularly do spot treatments of rock salt- since they do Primrose lane as it is a bus route, when other parts of the network are totally dry and do not require treatment.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

From the Pitt Review of 2007- RECOMMENDATION 7: There should be a presumption against building in high flood risk areas, in accordance with PPS2S, including giving consideration to all sources of flood risk, and ensuring that developers make a full contribution to the costs both of building and maintaining any necessary defences. Section 5.14 of the report reiterates that PP525 applies to all sources of flood risk. This states that an SFRA (surface flooding risk assessment) should assess surface water flood risk and identify critical drainage areas. Good information is therefore needed from sewerage undertakers and other sources, including local knowledge, historic flooding and risk modelling. Local authorities should ensure that SFRAs carried out on their behalf adequately address this type of flooding. I find it difficult to believe this has been done as otherwise there would have never been a suggestion of using the remaining green parts of the estate in this way.

Any increase in the built up area around the estate would thus exacerbate the already on occasion saturated surface. Having investigated in detail the benefits in the reduction of flooding by the provision of trees, I have found that Oak trees can use up to 50 gallons a day and some trees on a hot day will utilise 150-200 gallons (wiki-answers.com). Trees admittedly are

most effective when we are in the growing season at excess water removal, but that is also when we tend to have the most extreme rainfall events. Having looked at 'Heavy falls in a day' and 'Heavy falls in short Periods'; both produced in part for British Rainfall by the Met Office (my employer); I have found that invariably the most extreme rainfall happens in SE England between June and September. This is just when a tree is in full leaf so not only intercepts falling rain by the size of its canopy, but also as it is growing, that rain which reaches the soil is quickly extracted for use in the tree's transpiration. Preliminary research results from the University of Manchester indicate that trees can reduce runoff by as much as 80% compared to asphalt. Thus the best way to alleviate summer extreme rainfall surface water flooding is not to remove trees.

The soil on which Shirley Oaks is located is of a clay type and is therefore impervious: another reason why it reacts to surface water flooding the way it does. The large area of grassland is ideal for 'making room for water' as a water storage area, thus to remove this pooling facility will mean the rain will have to find somewhere else to go, which would inevitably mean flooding for Shirley Oaks residents. Also I have learned, from Meteorological Office memorandum No 80-the properties of soils in NW Europe; that the root system of grassland provides a channel through which some rainfall does manage to slowly percolate through beneath the surface even with clay soils. However, without the grassland root system the water just tends to form bodies of water lying on the surface. This effect of our grassland is very helpful in alleviating the surface water flooding in winter, which occurs when prolonged rainfall totally saturates the area, and the trees are no longer as effective at its removal.

So in conclusion  
- We need trees to mitigate effects of extreme rainfall in summer, something which will become increasingly frequent with global warming.  
- We need open grassland for water to accumulate in winter when trees are less effective at water removal from the system, whilst in addition their root systems help to aid percolation beneath the soil reducing surface flooding. Over the last 40 years winter rainfall has been increasing throughout the UK.  
- Soil behaviours also dictate risk of

flooding. We have issues because:  
 1) We are on a clay soil type so low permeability and heavy rain does not soak in but floods.  
 2) We are on sloping ground with tendency for run off to flow south to north across the site.  
 3) We, also because of having a clay soil, have a high water table, so in winter many areas of the site are wet and all parts stay damp throughout. Thus water-logging very quickly occurs and there would with the proposed building work be less and less places for the water to flow to.

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3377/01/006/DM43.4/O	Mr Stuart Day	Object	DM43.4 504	I am writing to you to object to the councils planned proposals Ref:541 Ref:542 Ref:548 Ref:128 Ref:504	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
				:: I moved to the area with the understanding that the grass areas had protection from being built upon and I strongly object to the council proposing the new developments as referenced above. This will make the area I live in with my family crowded and I bought my property with the understanding that the grass areas would not be built on.		

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Object	Soundness - Justified	DM43.4 504	<p>First, the Council plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village (page 68, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals). Metropolitan Open Land has the same protection from development as the Green Belt. The Council is proposing to remove this designation so that most of this land can be used for new housing. The draft Local Plan identifies five sites:</p> <ul style="list-style-type: none"> <li>•the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 128);</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 504);</li> <li>•land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 541);</li> <li>•land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 542); and</li> <li>•land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 548).</li> </ul> <p>I will be objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
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the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.

3381/01/005/DM43.4/O	Mr Daniel James	Object	DM43.4 504	<p>I am writing to object to the councils proposition to allow the development at the following sites:-Ref: 541, 542, 548, 128 and 504 in Shirley Oaks Village</p> <p>I have only lived on Shirley oaks for 5 years, but one of the things I love the most is walking my children over to the grass areas so they can play. As you probably already know, our gardens are quite small so it's really nice to have space to take full advantage of. Another thing that disappoints me, is that one of the selling points of our house, is the fact that all the land around the estate is protected from building on. I strongly disagree with any of your plans to build upon this land, and along with other Shirley oaks residents will do my best to get our voices heard.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
3386/01/002/DM43.4/O	Ms Aditya Doshi	Object	DM43.4 504	<p>I believe that building of 68 new homes or a gypsy site on Primrose lane would be to the significant detriment of the local community and so should not be an avenue that is explored. The land on which this is being built had been designated by the council in 1985 as 'Amenity open land' because of our under-sized gardens and to take that away would be unacceptable.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances.</p>

3391/01/002/DM43.4/O	Ms Aileen Deeney	Object		DM43.4 504	As a resident of Shirley Oaks Village, I wish to register my objection to the above proposals to allow the development of new homes on the designated Amenity Open Land which is available for my use and that of my fellow residents. This use was allowed by Croydon Council because of the undersized gardens which is a negative feature of the current development and which hinders enjoyment and comfort of my property. For example, it is not possible for children to play with footballs/other toys /play noisily,without disturbing the adjoining and physically very close neighbours. You are no doubt aware that there are no nearby children's parks. Also my garden can easily be overlooked by at least 4 sets of neighbours and which I believe is typical of the other gardens on the development. Having the Amenity Open Land available is some compensation for the above lack of privacy and if it was to be withdrawn it would have a detrimental impact on family life.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3396/01/004/DM43.4/O	Ms A Pavon-Lopez	Object		DM43.4 504	I object to the use of the site for housing.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3404/01/002/DM43.4/O	Mr & Mrs Cyril Nazareth	Object		DM43.4 504	As a resident of Croydon Borough and in particular Shirley Oaks, I am contacting you to voice my objection to the following development proposals: Ref: 504 Water Board HQ, Primrose Lane		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances.
3414/01/003/DM43.4/O	Mr Chris McInerney	Object	Soundness - Justified	DM43.4 504	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3428/01/002/DM43.4/O	Mr Daniel Nuthall	Object	DM43.4 504	I would like to object to the following Metropolitan open land proposals - Poppy Lane - Ref 128 -Stroud Green Pumping Station - Ref 504 -Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House - ref 541 -land to the west of Shirley Road ref 542 -land to the rear of 5-13 Honeysuckle Gardens ref 548. The Metropolitan land provide several links in the Shirley Garden Chain. Under the Planning Policy Guidance Note 9 the importance of nature conservation is stressed. This combined with the extra traffic seems unacceptable.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3430/01/041/DM43.4/O	Mr Donald Speakman	Object	Soundness - Justified DM43.4 504	Site 504, Stroud Green Pumping Station, 140 Primrose Lane, is identified as suitable for 26 to 68 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Primrose Lane.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

We wish to object in the strongest terms to the plans being discussed regarding the proposed development of land for new housing in the Shirley area, specifically the building of Gypsy/Traveller sites on our doorstep, and the inherent increase in crime and ant-social behaviour that always follows, and can be seen in many examples nationally. Not only this, but the whole 'Village' feel of the area will be completely obliterated, and the very things that attracted us to move to Shirley (off Orchard Ave) will be no more. Of course people need a place to live and raise families, but time and again we have seen the resultant decline of neighbourhoods, with rubbish, noise and theft frequent occurrences. We urge you to think again and take heed of Gavin Barwells very real concerns, and those of what I'm sure are many of his constituents, and other Shirley dwellers. We are particularly concerned that you should take into account the fears of ordinary hard working people like us, who want to enjoy life (we're not 'oldies') in a pleasant community, and think again about the following proposals;

Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 504);

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3437/01/003/DM43.4/O	Mr & Mrs McAvoy	Object		DM43.4 504	We object to the use of the following locations in Green Belt areas as travellers/gypsy sites: Coombe Farm off Oaks Road (15-20 pitches); Coombe Lodge Nurseries off Conduit Lane (15-20 pitches); Pear Tree Farm on Featherbed Lane (15-20 pitches). National guidelines clearly state 'Travellers Sites (temporary or permanent) in the Green Belt are inappropriate development'. The Council's proposals, therefore, clearly breach such guidelines. Also, we question the Council's assertion that it needs to quadruple the number of travellers/gypsy sites in the Borough. Apart from this major objection, the above sites identified for such use would have: poor access via narrow roads/lanes for large vehicles; consequent impact upon local traffic congestion with movements of large vehicles; no safe paved walking routes to schools, shops, doctors, etc.; additional requirement for services and facilities for hygienic occupation; increased pressure on local schools, medical facilities, waste disposal, etc.; impact upon local facilities and amenities of current residents.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3438/01/004/DM43.4/O	Mr D Lane	Object		DM43.4 504	I object to the use of Stroud Green Pumping Station, 140 Primrose Lane for use as housing. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances.
3445/01/003/DM43.4/O	Mr E King OBE	Object	Soundness - Justified	DM43.4 504	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3449/01/005/DM43.4/O	Mrs E Thomas	Object	DM43.4 504	I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3453/01/003/DM43.4/O	Mr & Mrs Proctor	Object	DM43.4 504	We are writing to object most strongly to the Croydon Council's Local Plan for housing on Green Belt land, with particular reference to Shirley.  Our Green Belt should be protected at all costs and brown field sites must be targetted. In this respect, we support our MP Gavin Barwell's objections, which you will doubtless have received.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3461/01/004/DM43.4/O	Mr F Kurum	Object	DM43.4 504	I am writing to object to the use of the following five sites for housing: - land at poppy lane (128) - Stroud Green pumping station, 140 Primrose Lane (504) - land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House (541) - Land to the west of Shirley Oaks road (542) - Land to the rear of 5-13 Honeysuckle Gardens (938) If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Space.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3465/01/005/DM43.4/O	Mr & Mrs Hobbs	Object	DM43.4 504	I am writing to you to object to the use of the following sites for housing development. •The land at Poppy Lane. Ref. No. 128 •Strudwick Green Pumping Station. Ref. No.504 •Land to the east of Shirley Oaks Road and rear of Beech and Ash House. Ref no. 541 •Land to the west of Shirley Oaks Road. Ref no. 542 •Land to rear of part of Honey Suckle Gardens. Ref no. 548	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3473/01/006/DM43.4/O	Mr Dave Brown	Object	DM43.4 504	I object to the these proposals to build on the land ref 504,I the land should be left as it is	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3482/01/002/DM43.4/O	Sheila Desmond	Object	Soundness - Justified DM43.4 504	<p>Ref 541 Ref 542 Ref 548 Ref 128 Ref 504</p> <p>I wish to lodge a serious objection to the proposals for the building of houses on Shirley Oaks Village That name speaks for itself I have lived on Shirley Oaks Village for 30 years and during that time have paid the management company a contribution to maintain the The amenity open Land The residents each own a share of the Land and over the years the open areas have been enjoyed by families for games walking and enjoying the lovely trees not to mention the wildlife When the land was sold by Lambeth in 1984 the intention was to create a village !! Has any thought been given to the effect on the infrastructure by adding 751 properties? the pressures on the roads in particular.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

The proposal to build new houses in Honeysuckle Gardens does not fall within the Strategic Objectives because:-

Objective 2: This development will not Foster an environment where existing enterprise can prosper, but will reduce enterprise

Objective 4: This development will not reduce social, economic and environmental deprivation. It will not reduce unemployment, improve skills and education and improve environmental conditions, the development is not in keeping with the surrounding area.

Objective 5: This development is not high quality and will not enhance the borough's natural environment but will reduce the natural environment by turning a green area into housing

Objective 7: This development will reduce the area as a safe, healthy and cohesive community but making the area overcrowded with residential property

Objective 10: This development will reduce the quality and accessibility of green space and nature.

This development will compromise the ability of future generations to meet their own needs. The development will change the outlook and community within the South Croydon area and future generation will suffer because of this. This proposed development of new housing in Honeysuckle Gardens is not within keeping of the current development within this area. Shirley comprises of large semi and detached houses with large green areas. This development is in no way in keeping with housing in the area. Changing a green area to an area of residential housing will cause harm and reduce the outlook of the area and is not in keeping with the surrounding area. Building a travelers site will increase noise levels and ruin the character of the area and this development would overwhelm this green area. Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. This development would diminish the area of green fields and recreational land within the area.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3486/01/002/DM43.4/O	Mr Gary Stewart	Object	DM43.4 504	Re the above proposals with Ref nos 541, 542, 548, 504, and 128 I wish to object in the possible strongest sense. This land was not designated for this use and hence our homes all have very small gardens to protect this open space. We already have problems with the road through the estate and it cannot possibly take any more traffic. The allowed parking on this road particularly on the curves gives cause for real concern. I have avoided two accidents only by making a emergency stop. If the council goes ahead with these proposals then we will fight and please note we are depending on support from local councillors and our MP. Think again please	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3492/01/002/DM43.4/O	Helen Silk	Object	DM43.4 504	I am writing to object to the plans to build gypsy/traveller sites in the area of Shirley and the building of anything on any area of green belt land, green spaces or back gardens	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3498/01/006/DM43.4/O	Mr Ian Marsh	Object	DM43.4 504	I wish to object strongly to the proposed developments at Shirley Oaks - Ref 504 68 new homes or gypsy site at Water Board HQ	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3501/01/005/DM43.4/O	Gaynor Lawrence	Object	DM43.4 504	Please see this email as my objection to the proposed housing. This is ridiculous. The village is small and the road going through the village would NOT suffice the extra traffic! I pay a maintenance charge and moved here as it is a quiet location. I have been burgled a couple years back due I believe to the travellers that squatted on the land here and I do not want that fear again. Please rethink this crazy idea and let me know how I can further stop this.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3502/01/002/DM43.4/O	Mr Gary Smithers	Object		DM43.4 504	<p>The planning permissions proposals below I object to ref 504</p> <p>I have friends who live in Shirley oaks village and I know them and myself along with many others all object to the proposals to build on the green areas. This grass area is used by many and would totally change the area if built on and we don't want it. Part of the charm of this area is those green areas and it has something that you don't find often in Croydon so please let us keep the green areas as we all object to them being built</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
3503/01/005/DM43.4/O	Mr Gary Kenney	Object		DM43.4 504	<p>I am writing to show that I object to a number of your plans around the Shirley area. I contest that you need to build on our green sites and bring in new 'traveler' sites into Shirley.</p> <p>On top of this I cannot understand the need to bring 'medium' high rise buildings in and around Shirley, including Devonshire way and the new proposals around Hartland way.</p> <p>Please can you let me know if my objection has been noted and how I can make it more official?</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
3506/01/002/DM43.4/O	Mr John Albert	Object	Soundness - Justified	DM43.4 504	<p>As a long term resident and shareholder residing in Shirly Oaks Village, I and my partner object to the proposals to Changes to the Policy Map 43 - REF's 541, 542, 548, 128 &amp; 504 These areas have metropolitan open land and had protection from being built on!</p> <p>Our land was designated by Croydon Council in 1985, as Amenity Open Land because of our under sized gardens and transferred to the management company whom we our shareholders of and this land is for our use and want it to stay this way!! Having lived here for 20 years we do not want it further condensed by more homes and totally not fit for purpose!</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
3510/01/004/DM43.4/O	Katrina Neal	Object		DM43.4 504	<p>As a long term resident of Shirley/West Wickham and one who has seen many changes over the years, I am strongly objecting to Stroud Green Station - ref 504 for housing use. If these are not kept as MOL: then at least keep them as Local Green Spaces.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances.</p>

3511/01/005/DM43.4/O	Jenny Hayden	Object	DM43.4	The proposals for Shirley will have a huge impact on the area, the current infrastructure is already at bursting point and the building of new homes on green spaces will add further stress to the current situation.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
			504	Ref nos, 128,504,541,542, 548...these relate to the building of additional homes. From the information available in the Council's documentation, this could be up to 800 new homes. I would like to know what sort of homes these are likely to be ...social, housing associations or private ...I doubt that any of them would be affordable homes for first time buyers .How will the local roads cope with the extra traffic. There will be a need for more schools, doctors' surgeries etc to support the intended increase to the local population. I would therefore like to object to the Council's decision to use these five sites for future residential development. Apart from putting extra burden on the local roads, it would also mean losing valuable green spaces. I believe any new residential development should be on brownfield sites . The addition of so many extra homes would have an adverse affect on the character of Shirley, in my opinion.		
3512/01/003/DM43.4/O	Rhodri Flower	Object	DM43.4	I write with reference to your document 'Changes to the Policies Map (Policy DM43)', and in specific reference to sites 541, 542, 548, 128 and 504. These sites are all open space surrounding the development known as Shirley Oaks Village.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
			504	I wish to object to the proposals to re-classify the land and make it eligible for planning permission and the building of homes. In my opinion it is essential to preserve the open space for the use of local residents. It is well used for recreation, dog walking etc. It is also an important part of the character of Shirley Oaks Village and would change the nature of that development.		
				I bought a house on Primrose Lane in June 2015 and a large factor in my decision to buy was the amount of open space available locally. I understand that Croydon Council designated this land as 'Amenity Open Land' in 1985 because of under-sized gardens in Shirley Oaks Village and transferred it to the Shirley Oaks Management Company, which has maintained it ever since. As a house owner I am a shareholder in that company.		
				I strongly object to your proposals.		

SHIRLEY OAKS VILLAGE-  
I refer to the proposed changes to the planning policies to allow Croydon Council to build new homes on the Amenity Open Land at the above. The Amenity Open Land was granted in part, due to the extremely small rear gardens. Also I and other people in the village for many years here contributed to its up keep at no cost to Croydon Council. To lose this land will greatly impact on the peaceful enjoyment that I and my neighbours have in using this land as well as the general impact on the area of high density building, changing the character of our village forever.  
No doubt this development will result in many trees and flowers being sacrificed which help to sustain the urban wildlife such as various birds, bats, foxes, badgers and bees etc. There seems to be little consideration for this urban oasis!  
Whilst I understand central government's drive for more houses, I find it hard to believe that Croydon Council needs this land in order to fulfil its housing quota, given the Westfield and other developments proposed in Croydon. There are also other lands, such as those owned by the local NHS hospital that would be suitable for development and at the same time give ready money to the NHS.  
Furthermore, the existing main roads are already inadequate to service the village without adding a further 751 homes along with the years of road works that will be associated with upgrading the utilities, make travelling through the village more difficult and dangerous.  
I urge you to reconsider your plans

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3546/01/005/DM43.4/O	Mr Mark Hawkins	Object	DM43.4 504	<p>Kindly note that as a homeowner (and shareholder) of Shirley Oaks Village, resident here for over 25 years, I am deeply concerned that Croydon Council seems to think it has the right to change the nature of the estate from being protected Metropolitan land to being unprotected land ripe for excessive building.</p> <p>Not only is the green space around the current estate, a much loved feature, it also provides a sanctuary for wildlife and allows for nice walks for local people. The road was built to be narrow and already there are problems with passing places for traffic to the hospital and synagogue. Last year the council allowed a resident to build a fence which obstructs drivers vision when turning out of Cornflower Lane and has caused several minor incidents. Simply put, the roads here were not built for traffic!</p> <p>The idea of ruining my neighbourhood by cramming more housing onto unsuitable roads, lacking shops and facilities whilst depriving me of the green spaces I love and part own makes me sick to my stomach.</p> <p>There are so many brownfield sites that could be built on and provide more suitable housing in and around Croydon that I feel that this attack on Shirley is politically motivated. I formally ask the council to re-consider the proposals</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
3547/01/005/DM43.4/O	Mr I Fuell	Object	Soundness - Justified DM43.4 504	<p>I am writing to object to:</p> <p>3.The use of the following 5 sites for housing:</p> <ul style="list-style-type: none"> <li>•Land at Poppy Lane: reference number 128;</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane: reference number 504;</li> <li>•Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House; reference number 541;</li> <li>•Land to the west of Shirley Oaks Road; reference number 542; and</li> <li>•Land to the rear of 5 – 13 Honeysuckle Gardens; reference number 548.</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these 5 sites should at least be designated as local green spaces.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>

3556/01/005/DM43.4/O	Karen Warwick	Object		DM43.4 504	I would like to raise my objection to the proposed land changes for the following references: Ref. 504 - Up to 68 new homes or GYPSY site at the water board HW, Primrose lane The land was designated by Croydon council in 1985 as "Amenity Open Land", because of our under-sized gardens and transferred to the Management Company - with each property owner as a shareholder in that company. As for looking at a Gypsy site, you should have seen what a mess they made when they camped illegally at Shirley Oaks just over a year ago - it was disgusting!		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3566/01/003/DM43.4/O	Maureen Wilcox	Object	Soundness - Justified	DM43.4 504	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3568/01/005/DM43.4/O	Mr Mike Jones	Object		DM43.4 504	The de-designation of the Metropolitan Open Land around Shirley Oaks Village in particular such as the use of the following for housing:-  land at Poppy Lane Stroud Green Pumping Station, 140 Primrose Lane land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House land to the west of Shirley Oaks Road land to the rear of 5-13 Honeysuckle Gardens Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. There is a lot of history around here and the loss of the Shirley Lodge in the late 1990s was a big mistake. Generally in Croydon there is no room for more traffic that new building will generate and judging from what I have seen around Croydon squeezed housing units with small garages not fit to store cars and little or no off street parking will only add to stress and problems in the future.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3574/01/008/DM43.4/O	Mr Peter Newsham	Object		DM43.4 504	I wish to register my objection in the strongest possible terms to the proposal for new housing, (ref. 504), in these areas of Metropolitan Open Land, which is essential for recreational purposes in an already overcrowded place, is unacceptable and the proposed re-designation of the land so that it can be used for high-density urban development will find no local support, but instead, a huge and vocal opposition.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances.
3591/01/005/DM43.4/O	Mr Nick Barnes	Object	Soundness - Justified	DM43.4 504	Having read both local plans for the Shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.  None of these plans will benefit Shirley and I object to them all.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3593/01/005/DM43.4/O	Mrs Margaret Hawkins	Object		DM43.4 504	Ref. 504 – Land at Stroud Green Pumping Station Development of this site as housing would be problematic and expensive. Is there any evidence that it will ever not be needed by Thames Water? It has also been referred to in your document “Assessment and Selection of Sites for Gypsies and Traveller” as suitable for a traveller site (page 15, ref 504). Use of it as a traveller site would be wholly inappropriate and inconsistent with preserving the locally listed status of the building. The site has a high water table, and the danger to life when caravans are flooded is well documented.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3699/01/041/DM43.4/O	Cllr J Cummings	Object	Soundness - Justified	DM43.4 504	Site 504, Stroud Green Pumping Station, 140 Primrose Lane, is identified as suitable for 26 to 68 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Primrose Lane.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3702/01/005/DM43.4/O	Ms J Fasham	Object	DM43.4 504	I object to the Councils proposal to de-designate the Metropolitan Open Land of Shirley Oaks Road and Shirley Oaks Village as the local infrastructure could not cope.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances.
3713/01/002/DM43.4/O	Ms J Stokes	Object	DM43.4 504	I object to the proposals to completely change Shirley Oaks Road which is a green lung for that part of the Borough. The amount of car ownership will rise significantly as the bus service is infrequent. The traffic will clog up the Wickham Road even more than now., St. John's school has already plans for more classrooms and the intake will rise in all the local schools. Also pulling down established houses and putting up more flats is detrimental to the character of the area. We had a once in a lifetime chance to improve the look of Croydon, on a human scale. Instead of which we are building hideous tower blocks, while in other parts of the country they are pulling them down. Nobody should have to raise a family in a block 44 stories high. They will eventually become the slums of the future.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3715/01/002/DM43.4/O	Jenny Tighe	Object	DM43.4 504	Development of these sites will have a negative impact on the local area by changing the character of Shirley, and well as being a loss of green space, wildlife habitat and a vital green corridor	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3723/01/004/DM43.4/O	Mrs j Middleton	Object	DM43.4 504	I object to the site for use for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3726/01/002/DM43.4/O	Miss Amanda Smithers	Object		DM43.4 504	The planning permissions proposals below I object to ref 504 -My partner is a resident of Betony close Shirley oaks village and we definitely do not want the surrounding areas to be built on.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3733/01/005/DM43.4/O	Ms Jennifer Addis	Object		DM43.4 504	I strongly object to the development proposals by the council for the above areas on Shirley Oaks Village. All the gardens on our houses are tiny so this green land which was designated as 'Amenity Open Land' was supposed to be for the use of the residents. There are enough houses on this area already! This will have a huge detrimental effect on all the residents in the area.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances.
3735/01/003/DM43.4/O	Mr Tim Duce	Object	Soundness - Justified	DM43.4 504	I strongly object to any plan to build on Metropolitan Open Land. There are plenty of brown field sites available in Croydon and the MOL should be re-designated as Local Green Space.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3737/01/002/DM43.4/O	Mr J Patel	Object		DM43.4 504	I am writing to record my objection to various planning as follows. Your Ref No 128,504,541,542,548 and 938. I dont think it will be good for the area.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances.
3744/02/003/DM43.4/O	Diane Simpson	Object	Soundness - Justified	DM43.4 504	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3769/01/006/DM43.4/O Mr K George

Object

DM43.4  
504

I am also concerned that up you consider there is space for up to to 751 houses in the Shirley Oaks Road area. References 128. 504 541 542 548. This would lead to the elimination of green space in that area and therefore I think at least 3 of these areas should be Local Green Spaces if not Metropolitan open land.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

RE: LAND ON EITHER SIDE OF SHIRLEY OAKS ROAD, SHIRLEY OAKS VILLAGE, POPPY LANE; STROUD GREEN PUMPING STATION; COOMBE FARM, COOMBE LODGE NURSERIES off Conduit Lane, land west of Shirley Oaks Road, rear of 5-13 Honeysuckle Gardens OBJECTION TO DE-DESIGNATION GREEN BELT ; SHIRLEY, NEW ADDINGTON, FOREST HILL

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

We have lived in the Borough of Croydon for 30 years and value its vibrancy and diversity.

As Croydon ratepayers we object to the de-designation of Metropolitan Open Land generally, especially land detailed above, which will change forever Croydon's character.

We would ask you to encourage policies/development to:

1. Build new housing on brown field sites by all means AND preserve invaluable green space for the benefit of the community of Croydon; 2. Protect green belt land and preserve the green corridors we desperately vital for wildlife and biodiversity; 3. Amend the tall buildings policy and keep the tall building zone where it is suited in the centre of town; 4. Utilise brownfield sites for new low-level housing only where it can be developed alongside new GP surgeries, schools and improved public transport; 5. Traveller sites are not appropriate in the green belt and is a clear breach Policy E of Planning Policy for Traveller Sites. When travellers camped on Addington Playing Fields in 2012/13 they left rubbish, debris, waste, and deterioration to a local green space. Sadly true of most traveller sites.

"Nowadays people know the price of everything and the value of nothing". Green Belt is vital and precious. Once lost for future generations and will not be replaced by developers.

We understand the need for housing, schools, hospitals and infrastructure. Are the Developers investing these also alongside their building investments?

Please protect our few remaining green spaces on the borough map, by making better use of brown field sites.

3775/01/004/DM43.4/O Mr & Mrs Barnes

Object

DM43.4  
504

We are objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council will not keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. We are also objecting to any of these five sites being used for residential development.

Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure could not cope with the additional traffic.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

Object Soundness - DM43.4  
Justified 504

I am writing this email to voice my deep concern about the planned development in the private estate that I have lived in for many years , namely:

•Ref 541, Ref 542, Ref 548, Ref 128 and Ref 504 – all on Shirley Oaks Village private estate.

Firstly, it would have been nice to be informed about any planning ideas in writing rather than see small notices pinned to lamp post around the estate. I would also like to draw your attention that our land was designated by Croydon Council in 1985 as 'Amenity Open Land' for the residents and for which we pay a quarterly fee for maintenance of the green open land, but more importantly can I bring to your notice that this land was transferred to the Shirley Oaks Management Company, with each property owner as a shareholder in that company. This land is for our use and not for developing a concrete jungle on every single green inch of land in Croydon.

The Shirley Oaks estate has a great community spirit and has become a real sought after location for families to live due to the community nature and the lovely open land that we have, by developing on this land you will be taking away all of the good that has been built up over the years by the many residents we have as well as making the village overcrowded, bringing in more traffic thus resulting in more danger on the main Primrose Lane for people crossing and driving, congestion for parking and so on. I can also bring to your attention that we have already had a couple of fatalities on that main road that runs through the village and this will make it worse for the safety of our kids.

I am sure you have now had many hundreds of emails from residents like myself voicing the same concerns with your planning proposals!

This land belongs to us as residents so I feel its harsh to take this away and start your own developments.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3785/01/002/DM43.4/O	Jenny Greenland	Object		DM43.4 504	I object to the de-designation of the site in Shirley as MOL. If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I enjoy this space every weekend and meet many like minded people. I also be object to the site being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic as it struggles now. I am happy for the Council to replace under-used garages with much-needed homes, but I object to building on open space.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3789/01/003/DM43.4/O	Mr Paul Slaughter	Object	Soundness - Justified	DM43.4 504	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3790/01/003/DM43.4/O	Mr & Mrs Derrick	Object	Soundness - Justified	DM43.4 504	To remove the protection of the Metropolitan Open Land from Green Belt status to build housing etc. is criminal and should be stopped by the law of the land.  We live very close to Shirley Oaks Village and the Stroud Green Pumping Station (ref: No; 504) and no way can we entertain your proposals for these areas - you will destroy the whole region by your ridiculous proposals. Also the infrastructure of this part of Shirley is not built to withstand the increase in traffic.  The whole idea of using this these areas in this proposed way does not meet with our approval.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3792/01/006/DM43.4/O	Mr Simon Bradley	Object	DM43.4 504	To save you looking it up, and to help you identify my specific objections, the five sites mentioned so far and to which I wish to object as being detrimental to the character of the area are: Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 504);	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3793/01/005/DM43.4/O	Mr Stephen Barnes	Object	DM43.4 504	Second, the Council plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village (page 68, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals). Metropolitan Open Land has the same protection from development as the Green Belt. The Council is proposing to remove this designation so that most of this land can be used for new housing. The draft Local Plan identifies five sites: - Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 504); I object to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I also object to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3803/01/004/DM43.4/O	Mr Denis Perrott	Object	DM43.4 504	<p>I object to the use of the •Stroud Green Pumping Station, 140 Primrose Lane reference number 504 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
3804/01/042/DM43.4/O	Cllr L Hale <i>London Borough of Croydon</i>	Object	DM43.4 504	<p>Site 504, Stroud Green Pumping Station, 140 Primrose Lane, is identified as suitable for 26 to 68 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Primrose Lane</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances.</p>

I write to you with my objections to the proposed Croydon Local Plan, specifically on the points below.

- the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 128);
- Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 504);
- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 541);
- land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 542); and
- land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 548).

I object to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I also be object to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3809/01/004/DM43.4/O	Mr Ian Leonard	Object	DM43.4 504	Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 504); I object to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council will not keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I also object to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, thereby disastrously changing the character of the area, additionally, the local road infrastructure will not be able to cope with the additional traffic.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3820/01/002/DM43.4/O	Mrs & Mrs Linter	Object	DM43.4 504	I object to Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 504);	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3823/01/003/DM43.4/O	Mr Ross Aitken	Object	DM43.4 504	I would like to object to these proposals: Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 504	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3825/01/003/DM43.4/S	Yasmeen Hanifa	Support	Soundness - Justified	DM43.4 504	<p>I write to you having received this email from Gavin Barwell MP, the tone of which I find inflammatory and discriminatory towards the Gypsy and Traveller communities, and smacks of "not in my backyard".</p> <p>I write as a resident of Addiscombe who recognises the huge problem of lack of affordable housing to buy and to rent in London promulgated by this Conservative government and the previous coalition government.</p> <p>I fully support Croydon Council's proposals.</p>	Welcome support	
3826/01/005/DM43.4/O	Ms L Pinkney	Object		DM43.4 504	I object to site 504	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3827/01/003/DM43.4/C	Ms L Sasankhan			DM43.4 504	<p>I am resident at 35 Primrose Lane, Shirley Oaks Village, along with 4 other members of my family.</p> <p>I am writing to express my objection/disagreement to the following:</p> <ol style="list-style-type: none"> <li>de-designation of the Metropolitan Open Land around Shirley Oaks Village</li> <li>The use of the following five sites for housing: Land at Poppy Lane ref 128 Stroud Green Pumping Station, ref 504 land to east of Shirley Oaks Roaf and to the rear of Beech House and Ash House, ref 541 Land to the west of Shirley Oaks Road, ref 542 Land to the rear of 5-13 Honeysuckle Gardens, ref 548</li> </ol>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3844/01/005/DM43.4/O	Lee Kirby-Walker	Object	DM43.4 504	<p>I am writing to object to: The use of the following five sites for housing</p> <ul style="list-style-type: none"> <li>• Land at Poppy Lane reference number 128</li> <li>• Stroud Green Pumping Station, 140 Primrose Lane reference number 504</li> <li>• Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541</li> <li>• Land to the west of Shirley Oaks Road reference number 542 and</li> <li>• Land to the rear of 5-13 Honeysuckle Gardens reference number 548</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated a Local Green Spaces.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
3845/01/003/DM43.4/O	Mr M Foster	Object	DM43.4 504	<p>I wish to lodge an objection to all five sites where the decision to de-designate this land as Metropolitan Open space land and to build housing upon them, not only would we be losing vital open space and change the very character of the area, I believe the local road infrastructure would not cope with any more traffic, why must the council continue to try and ruin areas that people like.</p> <p>At the moment this area has a rural feel to it, nice green spaces and an open aspect which we would lose if these plans were to go ahead. I would ask the council to think very hard before implementing these plans before we have another area that people want to move out of instead of to, these plans will not improve the area quite the reverse, where at the moment people like to live here.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>

3853/01/002/DM43.4/O	Miss Rebecca Thomas	Object		DM43.4 504	<p>I email to express my formal concern and objection to the proposal to build additional housing in the green areas of Shirley Oaks Village.</p> <p>I currently reside in Beckenham, 1 Hamilton House, Orchard Way, BR33ER, on the Shirley boarder, and was previously a resident of Shirley for 30 years.</p> <p>The addition of these houses will not only bring down the areas reputation, spoil views from current properties but also cause additional congestion to an already busy area. We should be looking to preserve our green areas, and Shirley Oaks Village should remain just that, a village!</p> <p>I believe that the Wickham Road has already been flagged as one of the busiest roads in the area, with a fatal road accident occurring both this year and last. Additional housing/congestion will only add to this danger.</p> <p>This proposal will cause residents of the local area to be driven from their homes unfairly, I am sure that they did not purchase properties to be overlooked and to lose the view of the land that they have been paying to maintain for, in most cases, a number of years.</p> <p>I am contactable on my home address/phone should wish me to validate my views further.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3854/01/002/DM43.4/O	Ms M Torres Ward	Object		DM43.4 504	<p>I am writing to express my objection to the planning proposals in the Shirley Oaks area. The land has been set aside for our use as we have very undersized gardens on the estate and we have also paid to keep those areas in a well maintained condition. The road around Shirley Oaks only has 2 exits as well, so would make it very congested as there are only 2 options for traffic to leave and enter and there are already a lot of problems at the Wickham Road end as people drive in and out.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3858/01/005/DM43.4/O	Mr Nicholas Barnes	Object	Soundness - Justified	DM43.4 504	<p>Having read both local plans for the shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.</p> <p>None of these plans will benefit Shirley and I object to them all.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3860/01/006/DM43.4/O	Mr M Lockyear	Object	DM43.4 504	I wish to register my objection to these proposals for the following reasons: I purchased my property on the understanding that all the open grassed land surrounding the village was designated by Croydon Council in 1985 as "Amenity Open Land" because of our under-sized gardens and transferred to the Management Company, with each property owner as a shareholder in that company.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3876/01/004/DM43.4/O	Edwina Morris	Object	DM43.4 504	I object to the use of the •Stroud Green Pumping Station, 140 Primrose Lane reference number 504 for housing:	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3885/01/003/DM43.4/O	Mrs Barbara Cumming	Object	DM43.4 504	I object to the planned site being used for residential development in Shirley, Croydon: - Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally listed pumping station, is identified as suitable for 26 to 68 homes. Not only would this entail the loss of a vital green corridor between Shirely Oaks and the surrounding areas, changing the character of the area, the local road infrastructure will not be able to cope with the additional traffic.  Whilst I agree that we desperately need new housing, it should be built on brownfield sites - not our remaining precious green spaces!	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3892/01/002/DM43.4/O	Ms M Bailey	Object	DM43.4 504	The Metropolitan Open Land on either side of Shirley Oaks and all around Shirley Oaks Village should not be de-designated, but designated as Local Green space. It is very important that Croydon needs green spaces as these give the feeling of openness and a pleasant environment in which to live. Upwards of approximately 700 hundred odd homes could be built in this area which will lead to possible flooding of areas as rain water will not be able to drain away as easily as it would if it was left as a green belt area. Secondly the local road infrastructure would not be able to cope with the additional traffic stemming from these additional homes, and this includes public transport. Thirdly are the NHS facilities in the area able to cope with this large influx?	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances.
3893/01/004/DM43.4/O	Jan Payne	Object	DM43.4 504	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3895/01/002/DM43.4/O	Mr & Mrs Asfahani	Object	Soundness - Justified	DM43.4 504	Every year we get proposals and consultations for building more homes or structures on Shirley Oaks green land. But must admit the above proposal is the worst and the most ridiculous so far. From what we read, the proposal suggests to build around 750 new homes on what's left of green patches in the village.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
					The village is already over crowded with Shirley Oaks road and Primrose road looking like a huge PARKING LOT throughout the day. One cannot begin to imagine what it would like with more residents and obviously with at least double the number of cars to that of the number of the new homes proposed.		
					We bought our property back in 1989, paying above market value at the time, for the sole purpose that the village is quiet and has some green land. Our home was one of the last phases of any buildings to be erected in the village, or so we were promised and confirmed in writing. Since then, a synagogue was built, bus 367 goes through the narrow winding road, every year for the last few years we get proposals to use our green land for one suggestion or another and now this proposal.		
					We completely oppose this proposal and hope that the council will appreciate that it's not all about the money and just building more houses, but quality of life matters just the same. On one hand the government and councils encourage and push people to plant more trees, grow their veg, recycle etc... Yet on the other hand come up with proposals to use every last green patch to build more structures and homes.. Doesn't make any sense.		

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3897/01/032/DM43.4/O	Cllr M Neal	Object	Soundness - Justified	DM43.4 504	Site 504, Stroud Green Pumping Station, 140 Primrose Lane, is identified as suitable for 26 to 68 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Primrose Lane;	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
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3899/02/004/DM43.4/O	Ms E Rudduck	Object	DM43.4 504	<p>I object to the use of the •Stroud Green Pumping Station, 140 Primrose Lane reference number 504 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
3901/01/003/DM43.4/O	Mr & Mrs Frederick Banjo	Object	DM43.4 504	<p>As property owners/Residents and shareholders in the company that manages Shirley Oaks Village, we are writing to state our objection to the above mentioned proposal</p> <p>The land/s in question is designated as 'Amenity open Land' for the use of the property owners and residents of shirley oaks village and must not be built upon.</p> <p>The proposal to build on these lands will simply destroy the peace &amp; tranquillity of the village. The enjoyment of the open land by residents will be lost not to mentioned the increased traffic situation amongst other things</p> <p>We strongly object to these proposals to build upon these lands.</p>	Objection to development of site 504 No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall. Any development proposals that come forward will need to comply with all the policies of the Local Plan which includes providing transport assessments for major development.</p>
3908/01/002/DM43.4/O	Mr & Mrs Ishaq	Object	DM43.4 504	<p>I would like to object to: the use of Stroud Green Pumping Station, 140 Primrose Lane reference number:504 site for new homes or Gypsy site;</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>

3923/01/002/DM43.4/O	Ms A Smithers	Object	DM43.4 504	The planning permissions proposals below I object to ref 504 -I object to this as Shirley oaks village and surrounding areas are lovely and people go there for their green space to walk their dogs and have a nice time. This would ruin the whole area and what it currently stands for and I amongst many will be upset if the green areas are built on.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3926/01/002/DM43.4/O	Mr & Mrs Peter & Brenda Mullings	Object	DM43.4 504	We object to the proposals for this site.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3933/01/004/DM43.4/O	Mr & Mrs Thacker	Object	DM43.4 504	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3942/01/004/DM43.4/O	Mr Scott Hunter	Object	DM43.4 504	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3943/01/004/DM43.4/O	Mr Steve Murray	Object	DM43.4 504	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3948/01/004/DM43.4/O	Mr C Rudduck	Object	DM43.4 504	<p>I object to the use of the •Stroud Green Pumping Station, 140 Primrose Lane reference number 504 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
3949/01/004/DM43.4/O	Mr K Rudduck	Object	DM43.4 504	<p>I object to the use of the •Stroud Green Pumping Station, 140 Primrose Lane reference number 504 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3952/01/005/DM43.4/O	Mrs J Jeffery-Reynolds	Object	DM43.4 504	Reference Policy Numbers:- DM31.4 DM28 DM2  Reference:- 128 504 541 542 548	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
				I am a resident of Shirley and strongly object to the current proposals to build on green belt land on the Shirley Oaks and surrounding areas.		
				There are plenty of brown sites that are unoccupied and could fulfill the purpose of providing new homes. Shirley is already tight for school places. St John's, in Spring Park Road, is increasing to 2 form entry already with the number of children living locally requiring education. The 367 bus serving the Shirley Oaks Village is infrequent and much more transport will be required. Parking is already a nightmare and with the lack of parking contemplated with the new build supply the problem will only get worse. There will be an incredible build up of traffic on the already congested Wickham Road and other local roads.		
				I believe this proposed building of traveller's sites and homes will change the whole ethos of Shirley and cause resentment and the lowering of living standards. This is a particular area of standard housing and should not be changed by the building of blocks of houses. Garden land should not be built on and this is an inappropriate development and should not be allowed to go ahead. Metropolitan Open Land has the same protection as the Green Belt and the rules should be followed accordingly..		
3954/01/006/DM43.4/O	Mrs L McLoughlin	Object	DM43.4 504	Having lived on Shirley Oaks for almost 30 years, I strongly feel that any changes to the current planning policies would have serious and negative consequences for the current residents. Not only would properties lose significant value, the estate would also lose its 'village-like' feel that lead us to move there in the first place. We were also told at the time of purchase that Shirley Oaks would always remain as metropolitan open land, and this also heavily influenced our purchase. To add to this, there is also the issue of increased traffic through the estate. There was a fatal accident only a couple of years ago by the bend of Poppy Lane and I feel that with the prospect of even more houses being added to the estate there will be a significantly higher risk of further accidents	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3968/01/002/DM43.4/O	Ms M D Chandler	Object	DM43.4 504	<p>I object on the grounds of appalling over crowding, your plan would bring at least 2000 more vehicles onto the estate. It is already nearly impossibly to get in and out of the estate by car at rush hours. The roads on the estate can barely cope as it is with the bus route. Theextra vehicles would include many commercial vans which would be parked over night and weekends causing havoc on the narrow roads of the estate. A single bus route as at present running every 20mins.causes problems how do you intend to increase public services more bus routes and more frequent timetables....more chaos! I along with others pay to maintain and the open space as a share holder. Your proposal would seriously devalue our properties and I for one will be seeking serious compensation for this, I trust Croydon has very big capital reserves to meet our legal challenges and compensation. Our gardens are small this is why the land has been designated open land so we have some open space in common with the surrounding houses. Your plans are ill conceived and will effektivly destroy Croydon further. There are large areas of open land in Addington which Croydon could use and I presume already own without spending our money attempting to purchase land which will be extremely costly to Croydon in terms of the compensation that you will need to pay out and in the legal fees entailed.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances.</p>
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3970/01/002/DM43.4/O	Mr N Oratis	Object	DM43.4 504	<p>I object to the decision to de-designate this land as metropolitan open land for the use of residential development for the following reasons. These areas are also being used every day and regularly by myself, family members, neighbours friends and many visitors wanting to take there dog for a walk or spending time with family and kids. Ref 548, 542, 541, and 128 are owned by Shirley oaks management. 488 residents are shareholders in this company. There was a decision in 1985 for this land to be open for use by the local residents because the gardens of all homes were considered small. I would also like to mention the increase in road traffic and pollution due to the development. So for those reasons I would once again like to object to building on this land.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances.</p>
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3978/01/008/DM43.4/O	Ms S Ikpa	Object	DM43.4 504	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.	
3992/01/003/DM43.4/O	Patricia Wood	Object	Soundness - Justified DM43.4 504	I am writing to object to the de-designation of Metropolitan Open Land around Shirley Oaks Village; in particular to the use of the following five sites for housing:  i) land at Poppy Lane reference number 128 ii) Stroud Green Pumping Station, 140 Primrose Lane reference number 504 iii) land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541 iv) land to the west of Shirley Oaks Road reference number 542 v) land to the rear of Honeysuckle Gardens reference number 548	If the Council cannot keep this land as Metropolitan Open Land, these five sites should be at least designated as Local Green Spaces.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3997/01/003/DM43.4/O Mr P Fitzpatrick	Object	Soundness - Justified	DM43.4 504	<p>I am therefore writing to formally object to:</p> <ol style="list-style-type: none"> <li>1. de-designation of the Metropolitan Open Land around Shirley Oaks Village;</li> <li>2. the use of the following five sites for housing; <ul style="list-style-type: none"> <li>land at Poppy Lane REFERENCE NO. 128;</li> <li>Stroud Green Pumping Station, 140 Primrose Lane REFERENCE NUMBER 504;</li> <li>land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House REFERENCE NUMBER 541;</li> <li>land to the west of Shirley Oaks Road REFERENCE NUMBER 542, and</li> <li>land to the rear of 5-13 Honeysuckle Gardens REFERENCE NUMBER 548.</li> </ul> </li> </ol> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building houses on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built upon. Why has Shirley Oaks been singled out in this way?</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
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4002/01/003/DM43.4/O Mr & Mrs Turner	Object		DM43.4 504	<p>We are writing to object to the following sites for housing and traveller sites. Reference number's (504)</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
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4007/01/004/DM43.4/O	Mr R Horton	Object		DM43.4 504	I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4008/01/001/DM43.4/O	Mr R Kiley	Object	Soundness - Justified	DM43.4 504	am writing this email to register my objection to the misuse of building on green belt land in Shirley, and elsewhere. All our lives are stressful now and we need these green belt areas to maintain our quality of life. I am objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4010/01/003/DM43.4/O	Mr R Morley-Smith	Object	Soundness - Justified	DM43.4 504	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

4033/01/004/DM43.4/C	Ms L Sasankan			DM43.4 504	<p>am a resident at 35 Primrose Lane, Shirley Oaks Village, along with 4 other members of my family.</p> <p>I am writing to express my objection/disagreement to the following: Object to the . de-designation of the Metropolitan Open Land around Shirley Oaks Village and in particular to the use of the following five sites for housing: Land at Poppy Lane ref 128 Stroud Green Pumping Station, ref 504 land to east of Shirley Oaks Roaf and to the rear of Beech House and Ash House, ref 541 Land to the west of Shirley Oaks Road, ref 542 Land to the rear of 5-13 Honeysuckle Gardens, ref 548</p>		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4035/01/004/DM43.4/O	Ms S Reghu	Object		DM43.4 504	<p>I am writing to express my objection/disagreement to the following: 2. The use of the following five sites for housing: Land at Poppy Lane ref 128 Stroud Green Pumping Station, ref 504 land to east of Shirley Oaks Road and to the rear of Beech House and Ash House, ref 541 Land to the west of Shirley Oaks Road, ref 542 Land to the rear of 5-13 Honeysuckle Gardens, ref 548</p>		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4036/01/003/DM43.4/O	Ms S Wheeler-Kiley	Object	Soundness - Justified	DM43.4 504	<p>Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.</p>	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4039/01/002/DM43.4/O	Mrs S Smithers	Object		DM43.4 504	<p>The planning permissions proposals below I object to ref 504. We don't want building on the green areas in Shirley oaks people live there because they have choose a quiet place with green areas good for their mental and physical well being. this is a place for others to enjoy as well as residents there is no where else the same as this in Croydon.</p>		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

4040/01/002/DM43.4/O	Mrs S Smithers	Object	DM43.4 504	<p>The planning permissions proposals below I object to ref 504</p> <p>Shirley Oaks Village is lovely I go walking round the green areas there and this is such a lovely area. We do not want houses built here and to loose our land that we really like to use.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
4041/01/005/DM43.4/O	Mr s Hilu Abdo	Object	DM43.4 504	<p>Ref: 541, 542, 548, 128 and 504 in Shirley Oaks Village</p> <p>I was shocked to learn about the changes proposed to our grass areas. These changes, if implemented, will change the very nature of our village. It will not only deprive the residents of very essential open green areas, but it will make the whole place very crowded, much more polluted and quite uglier. This would rob us of essential attractions that made us come to this village in the first place.</p> <p>I strongly object to any of these changes and trust that every resident on this estate feels the way I feel. I did not speak to everyone, but the many I spoke with feel as strongly as I do towards this unfair proposal.</p> <p>I have been living in this village with my family since 1985, I would like to see the Croydon Council improve it rather than ruin it. I hope the Council will reconsider its plans.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>

I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:

1. de-designation of the Metropolitan Open Land around Shirley Oaks Village;

2. the use of the following five sites for housing:

- land at Poppy Lane reference number 128;

- Stroud Green Pumping Station, 140 Primrose Lane reference number 504;

- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;

- land to the west of Shirley Oaks Road reference number 542; and

- land to the rear of 5-13 Honeysuckle Gardens reference number 548.

If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?

3. the use of the following locations as gypsy/traveller sites:

- Coombe Farm off Oaks Road reference number 502;

- Coombe Lodge Nurseries off Conduit Lane reference number 661; and

- Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;

As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

of Nature Conservation Interest.  
Policy E of Planning Policy for  
Traveller Sites, published by the  
Government in August, says very  
clearly:

“Traveller sites (temporary or  
permanent) in the Green Belt are  
inappropriate development”.

The Council's approach is clearly in  
breach of that policy. All three sites  
are also some distance from public  
services and they are all in the same  
part of the borough (two are in  
Heathfield ward, one just over the  
border in Croham). Why has  
Heathfield been singled out in this  
way? If the Council really needs, as  
it claims, to quadruple the number of  
gypsy/traveller sites in the borough -  
which I would question - they should  
look elsewhere (for example, off the  
Purley Way where the existing site is);

4.focussed intensification associated  
with gradual change of an area's  
local character under Policy DM31.4  
of the Shirley Road Shopping  
Parade, Shirley local centre and  
Forestdale. Shirley Road Shopping  
Parade is surely worthy of protecting  
rather than replacing with medium-  
rise blocks? Shirley local centre is  
defined not just as a stretch of the  
Wickham Road (where some  
intensification may be appropriate)  
but Ridgemount Avenue, Wickham  
Avenue, Peregrine Gardens, West  
Way Gardens, the northern section of  
Hartland Way and the western parts  
of Bennetts Way and Devonshire  
Way. Replacing the largely semi-  
detached buildings in these  
residential roads with medium-rise  
blocks would completely change the  
character of Shirley. Replacing the  
largely terraced housing and small  
blocks of flats in Forestdale with  
medium-sized blocks would  
completely change that area too;

5.Policy DM2 on development on  
garden land, which is too subjective  
and therefore too weak. There  
should be a much stronger  
presumption against development on  
garden land; and

6.Policy DM28, which should allow  
higher levels of parking in  
developments of low public transport  
accessibility. Restricting parking  
spaces in such areas doesn't lead to  
fewer people owning their own car; it  
just leads to greater competition for  
existing spaces.

4051/01/004/DM43.4/O	Mr Matt Knight	Object	DM43.4 504	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4053/01/003/DM43.4/C	Mr S Sasankan		DM43.4 504	<p>I am resident at 35 Primrose Lane, Shirley Oaks Village, along with 4 other members of my family.</p> <p>I am writing to express my objection/disagreement to the following:</p> <p>1. de-designation of the Metropolitan Open Land around Shirley Oaks Village</p> <p>2. The use of the following five sites for housing:  Land at Poppy Lane ref 128  Stroud Green Pumping Station, ref 504  land to east of Shirley Oaks Roaf and to the rear of Beech House and Ash House, ref 541  Land to the west of Shirley Oaks Road, ref 542  Land to the rear of 5-13 Honeysuckle Gardens, ref 548</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4058/01/004/DM43.4/O	Mrs Mary Gray	Object	DM43.4 504	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

4059/01/004/DM43.4/O	Shirley Lidbury	Object	DM43.4 504	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4062/01/004/DM43.4/O	Mr & Mrs Keith & Susan Hobbs	Object	DM43.4 504	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

4063/01/002/DM43.4/O	Mr & Mrs Whitehead	Object	Soundness - Justified	DM43.4 504	<p>As residents whose small rear garden backs onto part of the Shirley Oaks Metropolitan Open Land, we know full well what impact proposals 128, 504, 541, 542 and 548 would have to the area.</p> <p>There would be an increase in noise from 1) the building work, 2) increased traffic</p> <p>There would be a substantial impact on the road system. Wickham Road already gets gridlocked at rush hours and school start/end times. The roads into Shirley Oaks are already too narrow for cars to pass if there are any cars parked, which there are always many of since the majority of driveways are too short to accommodate reasonable size car parking for many.</p> <p>Shirley Road also has a problem with queuing traffic towards Long Lane which will also be compounded by these proposals.</p> <p>These developments would increase the drainage issues this area suffers from. The whole area is built on London clay and regularly these areas suffer standing water which has gone through our property in the past. Increasing the density of building in Shirley Oaks will increase this problem too.</p> <p>The lands around Shirley Oaks remain because of the compact nature of the village, whose properties, as well as our own, have small garden areas and as such these areas are used daily for sports activities, exercise and dog walking.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
4065/01/004/DM43.4/O	Mr Clive Jarvis	Object		DM43.4 504	<p>I object to the use of the site for housing.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>

4066/01/007/DM43.4/O	Dr Chandra Pawa	Object	DM43.4 504	the use of IStroud Green Pumping Station, 140 Primrose Lane site reference number 504 for housing. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area;	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4067/01/004/DM43.4/O	Mrs Marilyn Loader	Object	DM43.4 504	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4068/01/003/DM43.4/O	Mr S Soundararajan	Object	DM43.4 504	I am writing to object to strongly the De-designation of the following five pieces of land as Metropolitan Open Land and their proposed use as housing  - Stroud Green Pumping Station, 140 Primrose Lane reference number 504 - Your proposal will lead to a huge set of issues for the local residents. I strongly object to the plan and proposal	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4071/01/002/DM43.4/O	Mr & Mrs Tross	Object	DM43.4 504	Given the existing levels of brownfield sites in the area, these should be exhausted before encroaching on areas that would significantly alter the character of the area.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

4075/01/002/DM43.4/O	Kaljit Gata-Aura	Object	DM43.4 504	The planning permissions proposals below I object to ref 504 I have friends who live in Shirley oaks village and I know them and myself along with many others all object to the proposals to build on the green areas. This grass area is used by many and would totally change the area if built on and we don't want it. Part of the charm of this area is those green areas and it has something that you don't find often in Croydon so please let us keep the green areas as we all object to them being built	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4079/01/008/DM43.4/O	Melissa Chu	Object	DM43.4 504	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4083/01/004/DM43.4/O	Mr Reuben Gata-Aura	Object	DM43.4 504	The use of the following five sites for housing: land at Poppy Lane - Ref 128 Stroud Green Pumping Stn - Ref 504 land to east of Shirley Oaks Road - Ref 541 land to west of Shirley Oaks Road - Ref 542 land to rear of Honeysuckle Gdns - Ref 548 If the Council will not keep them as MOP - these 5 sites should at least be designated as Local Green Spaces	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4089/01/002/DM43.4/O	Victoria Moore	Object	DM43.4 504	Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 504);	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

4096/01/005/DM43.4/O	Mr Vince Hemment	Object		DM43.4 504	I am therefore writing to formally object to: de-designation of the Metropolitan Open Land around Shirley Oaks Village; the use of the following five sites for housing: - land at Poppy Lane reference number 128; - Stroud Green Pumping Station, 140 Primrose Lane reference number 504; - land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541; - land to the west of Shirley Oaks Road reference number 542; and - land to the rear of 5-13 Honeysuckle Gardens reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4104/01/003/DM43.4/O	Terrence & Jacqueline Spriggs	Object	Soundness - Justified	DM43.4 504	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4112/01/005/DM43.4/O	Ms V Cruickshank	Object		DM43.4 504	I object to the use of the following five sites for housing: Land at Poppy Lane: reference number 128; Stroud Green Pumping Station, 140 Primrose Lane: reference number 504; Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House; reference number 541; Land to the west of Shirley Oaks Road; reference number 542; and Land to the rear of 5 – 13 Honeysuckle Gardens; reference number 548.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

4117/01/053/DM43.4/O	Cllr S Brew	Object		DM43.4 504	I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4117/01/034/DM43.4/O	Cllr S Brew	Object		DM43.4 504	Site 504, Stroud Green Pumping Station, 140 Primrose Lane, is identified as suitable for 26 to 68 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Primrose Lane;	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4125/01/041/DM43.4/O	Councillor M Fisher	Object	Soundness - Justified	DM43.4 504	Site 504, Stroud Green Pumping Station, 140 Primrose Lane, is identified as suitable for 26 to 68 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Primrose Lane.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4126/01/002/DM43.4/O	Mr Christopher Swan	Object		DM43.4 504	Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 504);	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

4129/01/003/DM43.4/O	Mr Edward Swan	Object	DM43.4 504	<p>I would like to strongly object to the planned five sites being used for residential development in Shirley, Croydon:</p> <p>Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 504); Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure will not be able to cope with the additional traffic.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4137/01/004/DM43.4/O	Mrs S Rudduck	Object	DM43.4 504	<p>I object to the use of the Stroud Green Pumping Station, 140 Primrose Lane reference number 504 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4138/02/002/DM43.4/O	Ms S Rao	Object	DM43.4 504	<p>The use of the Stroud Green Pumping Station, 140 Primrose Lane (site ref 504) for housing</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

4145/01/003/DM43.4/O	Mr & Mrs Andrews	Object	Soundness - Justified	DM43.4 504	<p>I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:</p> <p>2. the use of the following five sites for housing:</p> <ul style="list-style-type: none"> <li>• land at Poppy Lane reference number 128;</li> <li>• Stroud Green Pumping Station, 140 Primrose Lane reference number 504;</li> <li>• land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;</li> <li>• land to the west of Shirley Oaks Road reference number 542; and</li> <li>• land to the rear of 5-13 Honeysuckle Gardens reference number 548.</li> </ul>	<p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
4146/01/003/DM43.4/O	Mr & Mrs Carpenter	Object		DM43.4 504	<p>These proposals to build up to 750 homes on land (assuming it is de-designated) will mean the loss of vital open spaces and will place burdens on local transport, roads, schools and medical facilities which are already under pressure.</p>		No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances.</p>

We are writing to object to the proposals to:

1. de-designate the Metropolitan Open Land around Shirley Oaks Village.
2. the use of the following sites for housing:
  - land at Poppy Lane reference number 128;
  - Stroud Green Pumping Station, 140 Primrose Lane reference number 504;
  - land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;
  - land to the West of Shirley Oaks Road reference number 542;
  - land to the rear of 5-13 Honeysuckle Gardens reference number 548;

The Shirley Oaks Village site currently provides a balance of high density housing offset by areas of green space. The proposals for de-designation of the Metropolitan Open Land and additional housing on the areas of green space would disrupt that balance and greatly increase the density of housing to an unacceptable level. Access to the Shirley Oaks site is by way of Poppy Lane and Shirley Oaks Road which feed into Shirley Road and Wickham Road respectively. Both Shirley Road and Wickham Road are used heavily throughout the day and subject of long delays particularly at peak times. This has resulted in Poppy Lane and Shirley Oaks Road experiencing heavier traffic flows than they were designed for as commuters cut through between Shirley Road and Wickham Road.

Public transport within the Shirley Oaks site is limited to a small single decker bus due to the road infrastructure and road system. Whilst there are bus services which serve Shirley Road and Wickham Road these are already oversubscribed and subject to delay due to existing traffic congestion.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

4161/01/008/DM43.4/O	Mr Trevor Watkins	Object	DM43.4 504	<p>The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
4166/01/005/DM43.4/O	Carol Holmes	Object	DM43.4 504	<p>I object to both the de-designation and also to the subsequent house-building at the following sites:</p> <ul style="list-style-type: none"> <li>•Land at Poppy Lane (reference number 128);</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane (reference number 504);</li> <li>•Land to the east of Shirley Oaks Road and to the rear of beech House and Ash House (reference number 541);</li> <li>•Land to the west of Shirley Oaks Road (reference number 541);</li> <li>•Land to the rear of 5-13 Honeysuckle Gardens (reference number 548).</li> </ul> <p>The very minimum designation for the proposed sites should be as Local Green Spaces, in order to give some protection against over-development</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
4174/01/002/DM43.4/O	Mr B Williams	Object	DM43.4 504	<p>I object to the de-designation of the land as Metropolitan Open Land and its proposed use for housing. The open spaces are collectively designated as Metropolitan Open Land and provide several links in the Shirley Green Chain. They help to form the sort of network necessary to ensure the maintenance of the current range and diversity of our flora and fauna. In addition this is a floodplain. There is a sink pond to the rear of Honeysuckle Gardens and if this overflows any properties would be flooded. There is also the potential for flooding of future planned properties. The one road through Shirley Oaks Village could not cope with the additional traffic and its exit on to the A232 would cause yet another bottleneck on this already congested road.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>

4200/01/003/DM43.4/O	Mr G Furmanski	Object	Soundness - Justified	DM43.4 504	<p>I am writing to object to the following matters in this document :-</p> <p>2. the use of the following five sites for housing</p> <p>a) Ref No. 128— land at Poppy Lane</p> <p>b) Ref No. 504— Stroud Green Pumping station</p> <p>c) Ref No. 541 — land to the east of Shirley Oaks Road and to the rear of Ash House and Beech House</p> <p>d) Ref No. 542 — land to the west of Shirley Oaks Road</p> <p>e) Ref No. 548— land to the rear of 5-13 Honeysuckle Gardens</p> <p>If the Council do not keep these sites as Metropolitan Open Land, then at least these five sites should be designated as Local Green Spaces.</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
4203/01/003/DM43.4/O	Mr J Beaven	Object	Soundness - Justified	DM43.4 504	<p>I am writing to submit my objection to:</p> <p>2. The use of the following five sites for housing:</p> <ul style="list-style-type: none"> <li>- Land at Poppy Lane, reference number 128</li> <li>- Stroud Green Pumping Station, 140 Primrose Lane, reference number 504</li> <li>- Land to the east of Shirley Oaks road and to the rear of Beech House and Ash House, reference number 541</li> <li>- Land to the west of Shirley Oaks Road, reference number 542, and</li> <li>- Land to the rear of 5-13 Honeysuckle Gardens, reference number 538.</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at a minimum be designated as Local Green spaces</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>
4209/01/004/DM43.4/O	Mr & Mrs King	Object		DM43.4 504	<p>I object to Policy DM43, reference Site 504 to build new homes at Stroud Green Pumping Station (Including the conversion of the pumping station which is a locally-listed building)</p>	No change	<p>The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.</p>

4213/01/004/DM43.4/O	Mr & Mrs DB Good	Object	DM43.4 504	I object to Policy DM43, reference Site 504 to build new homes at Stroud Green Pumping Station (Including the conversion of the pumping station which is a locally-listed building)	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4218/01/004/DM43.4/O	Mr & Ms Morgan & Mason	Object	DM43.4 504	I object to the use of the site for housing. If the Council will not keep them as Metropolitan Open Land, these sites should at least be designated as Local Green Spaces	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4223/01/003/DM43.4/O	Mrs Mary Lane	Object	DM43.4 504	I object to the site for use as housing. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4228/01/008/DM43.4/O	Sheila Newman	Object	DM43.4 504	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

4232/01/004/DM43.4/O	Mr & Mrs Farrow	Object	DM43.4 504	I object to Policy DM43, reference Site 504 to build new homes at Stroud Green Pumping Station (Including the conversion of the pumping station which is a locally-listed building)	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4244/01/004/DM43.4/O	Mr & Mrs Kelly	Object	DM43.4 504	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4245/01/003/DM43.4/O	Mr & Mrs Maguire	Object	DM43.4 504	I object to the use of the site for housing.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4268/01/008/DM43.4/O	Mr D Nesterovitch	Object	DM43.4 504	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

4278/01/007/DM43.4/O	Mr Melvin Howard	Object	DM43.4 504	If the Council will not keep the site as MOL, the site should at least be designated as Local Green Space. Buildin on this site will not only mean the loss of vital green space it will over burden local services and road infrastructure.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4294/01/002/DM43.4/O	S Wallace	Object	DM43.4 504	Development of Shirley  As residents for many, many years in the Shirley area we strongly disapprove of the proposed development of Shirley Oaks, Devonshire Way and all the other areas in Shirley. The Shirley area has already had many new developments example - Lawdon Estate, Shirley Oaks, The Glade etc and this new proposed development will change the face of Shirley completely, with more cars and traffic, more crowds busses more strain on medical practices and schools and what about the sewage etc? we are totally against these development plans.  I object to Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 504);	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4305/01/004/DM43.4/O	Mrs Glenna Fullick	Object	DM43.4 504	I object to Policy DM43, reference Site 504 to build new homes at Stroud Green Pumping Station (Including the conversion of the pumping station which is a locally-listed building)	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

4308/01/003/DM43.4/O	Mrs Kathleen Swan	Object	DM43.4 504	I would like to strongly object to the planned five sites being used for residential development in Shirley, Croydon: Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 504); Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure will not be able to cope with the additional traffic.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4309/01/004/DM43.4/O	Mrs Rita Evans	Object	DM43.4 504	The proposal to de-designate Metropolitan Open Land around Shirley Oaks Village and use it for five housing sites surely flies in the face of current recommendations to preserve Green Belt equivalent land as a vital amenity and ecological asset?	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances.
4312/01/004/DM43.4/O	Doreen Jansen	Object	DM43.4 504	Object to site. Schools in the area are already over-subscribed, so the number of homes proposed will increase the problem	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

4327/01/003/DM43.4/O	Mrs J Furmanska	Object	Soundness - Justified DM43.4 504	<p>I am writing to object to the following matters in this document :-</p> <p>2. the use of the following five sites for housing</p> <p>a) Ref No. 128— land at Poppy Lane b) Ref No. 504— Stroud Green Pumping station c) Ref No. 541 — land to the east of Shirley Oaks Road and to the rear of Ash House and Beech House d) Ref No. 542 — land to the west of Shirley Oaks Road e) Ref No. 548— land to the rear of 5-13 Honeysuckle Gardens</p> <p>If the Council do not keep these sites as Metropolitan Open Land, then at least these five sites should be designated as Local Green Spaces.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4333/01/008/DM43.4/O	Mr P Bhanji	Object	DM43.4 504	<p>The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4358/01/008/DM43.4/O	Ms B Fontaine	Object	DM43.4 504	<p>The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.</p>	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

4365/01/004/DM43.4/O	The Judge Family	Object	DM43.4 504	We object to Policy DM43, reference Site 504 to build new homes at Stroud Green Pumping Station (Including the conversion of the pumping station which is a locally-listed building)	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4366/01/004/DM43.4/O	Ms Gemma Sturgeon	Object	DM43.4 504	I object to Policy DM43, reference Site 504 to build new homes at Stroud Green Pumping Station (Including the conversion of the pumping station which is a locally-listed building)	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

3 Proposed Policy DM43 De-designation of Metropolitan Open Land around Shirley Oaks Road

I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least be designated as Local Green Space, for its protection from development.

This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form.

I also object to the following specific proposals for the building of new homes on this site, as detailed in Changes to the Policies Map arising from Proposals contained within the the Croydon Local Plan; Strategic Policies Partial Review and the Croydon Local Plan, Detailed Policies & Proposals:

- Policy DM43, reference 128 to build new homes at Poppy Lane
- Policy DM43, reference 504 to build new homes at Stroud Green
- Pumping Station (including the conversion of the pumping station which is a locally-listed building)
- Policy DM43, reference 542 to build new homes on land to the west of Shirley Oaks Road
- Policy DM43, reference 548 to build new homes on land to the rear of Honeysuckle Gardens

Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the already-stretched social and healthcare facilities would be overloaded.

Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the already-stretched social and healthcare facilities would be overloaded

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

4378/01/009/DM43.4/O	Jennifer Carrozzo	Object	DM43.4 504	I am writing to object to the use of the following five sites for housing: -land at Poppy Lane site reference number 128; -Stroud Green Pumping Station, 140 Primrose Lane site reference number 504; -land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number 541; -land to the west of Shirley Oaks Road site reference number 542; and -land to the rear of 5-13 Honeysuckle Gardens site reference number 548; If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces;	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4384/01/008/DM43.4/O	Ms N Nesterovich	Object	DM43.4 504	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
4435/01/004/DM43.4/O	Mrs Janet Baine	Object	DM43.4 504	I object to the use of the •Stroud Green Pumping Station, 140 Primrose Lane reference number 504 for housing:	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

I object to the use of the following five sites for housing - land at Poppy Lane reference number 128; Stroud Green Pumping Station, 140 Primrose Lane reference number 504; land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541; land to the west of Shirley Oaks Road reference number 542; and land to the rear of 5-13 Honeysuckle Gardens reference number 548; If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. The Council should focus on developing other land in the Croydon borough such as unused office blocks, derelict corporate buildings/factories/warehouses which have not been occupied for years instead of attacking the green areas which are enjoyed by the residents in their respective areas. The proposals to build circa 700 houses in such a small area will cause the following detrimental effects to the local residents: depreciation of the value of the houses purchased in the relevant areas, too much strain on the water and sewerage systems in the locality where there is already a high water table. This could result in undue flooding and drainage problems, structural problems in years to come as the land is not fit for such intensive building, increase in traffic on Shirley Road, Wickham Road, Lower Addiscombe and Addiscombe which is already congested. This will unduly increase pollution levels which are already toxic. This will undoubtedly cause an increase in the health problems of the people in the locality such as lung cancer and other respiratory illnesses which will in turn place greater stress on the NHS services, cause more people to take sick days which will result in lower incomes obtained and eventually less tax revenue generated. This will have a knock on effect on the economy which is to say at the very least, bleak, the three green spaces in the Shirley Oaks Village are owned by the 488 Freeholders. Each Freeholder owns one share in the nominee company, Shirley Oaks Management Limited which owns the land on behalf of its shareholders. Building upon this land would seriously undermine the value of the land purchased by the Freeholders and reduce quality of life. If the residents wanted to move, it would prove near impossible because of the resulting lower sale prices of their respective houses imposed by the Council's building plans. This would appear to be unfair

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

for the Council to impose such hardship on the residents. I would urge the council to build upon land in the Croydon borough which is derelict and contains buildings which have not been used for years. These buildings can be knocked down to build the much needed housing for generations to come. These unused or derelict buildings serve no purpose to the local residents and are of no value to the residents. The Council should endeavour to create value where it is needed. This will in turn improve the condition of the abandoned areas. This will also prevent squatting and other unlawful uses of such buildings. I witnessed one example last year where the old post office building next to East Croydon Station was used as a rave containing over 1,000 people. This posed a risk to the safety of the passers by and the increase in crime. The Council's redevelopment of such spaces could be highly beneficial to the area. The green spaces are however of great importance to the local residents. The residents enjoy these spaces for walking their dogs, recreational and outdoor activities, space for children to play, piece of mind for the resident who works in the city and comes home to a peaceful environment and it provides space for those residents who already have very small back gardens.

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7284/01/006/DM43.4/O	Dr I Jayamanne	Object	Soundness - Justified	DM43.4 504	I wish to protest vehemently about your plans to destroy Shirley which is a village by building hundred of homes and setting up a Gypsy and Traveller site. You will destroy the Green Belt and increase the traffic in the area thus polluting the environment and the air we breathe.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
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The use of the following five sites for housing:  
Land at Poppy Lane (ref number 128)  
Stroud Green Pumping Station, 140 Primrose Lane (ref number 504)  
Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House (ref number 541)  
Land to the west of Shirley Oaks Road (ref number 542) and land to the rear of 5-13 Honeysuckle Gardens (ref number 548)  
When the London Borough of Lambeth closed the children's home, known as Shirley Oaks, Croydon Council determined to keep the building redevelopment of the site broadly in line with the building density that had existed for most of the previous hundred years and subsequent applications by the then developer for increased housing density were rejected. There were a number of reasons for maintaining the original policy amongst which were the need to maintain the established green corridor, retain the character of the area and to maintain the surrounding traffic volumes at a manageable level. The decision to designate the land as Metropolitan Open Land was to ensure that in future further building on the land could not take place thus re-affirming the principles established by the original policy decisions. Nothing has changed in the ensuing years to justify any variation to that policy.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

I am dismayed at the consideration being given to the above, particularly concerning that proposed in the Shirley area.  
I have been a Shirley resident for almost 30 years and to date have enjoyed what the area does offer both for the community and with regard to open green spaces, which are precious to the health and wellbeing of all ages. Why should future generations be unable to continue to benefit from an outdoor environment as hitherto?  
I strongly object to de-designation of the current Metropolitan Open Land and would hope that at least it could be protected as Local Green Space with regard to future development. This is particularly pertinent with regard to the proposals being considered for the Shirley Oaks area. The present road infrastructure through the estate leaves a lot to be desired and any more traffic will be a great cause for concern, to say nothing of the loss of wildlife and spacious living. If we had wanted to live in a highly densely populated area, we would not have chosen the Shirley area to relocate into, rather the centre of the town. The redevelopment of brownfield sites is more acceptable and there must be many of these in the Croydon area to develop without encroaching on valued green spaces.

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

Object Soundness - DM43.4  
Justified 504

I wish to formally object to:  
 1. All the proposed policies relation to the re-designation of land to allow building development at Shirley Oaks Road and land around Shirley Oaks Village.  
 2. The land at Poppy Lane (reference 128)  
 3. Stroud Green Pumping Station, 140 Primrose Lane including the conversion of the locally listed pumping station (reference 504)  
 4. Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House (reference 541).  
 5. Land to the West of Shirley Oaks Road (reference 542)  
 6. Land to the rear of 5-13 Honeysuckle Gardens (reference 548)  
 These proposals are NOT appropriate for Croydon to meet its Strategic Objectives.  
 Additionally the proposals are NOT DEUVERABLE or SUSTAINABLE as:  
 • Croydon have already announced that it is not necessary to deliberately destroy MOL to reach their housing requirements.  
 • National and London Plans do NOT require or expect Local Authorities to degrade MOL to generate additional housing.  
 • The loss of this MOL will entail the LOSS of a vital green corridor between Shirley Oaks through to Ashburton Playing fields, across to South Norwood Park and surrounding Areas.  
 • The above areas are vital to sustain the drainage of surrounding flood areas.  
 • The above mentioned areas are referred to the "lungs of Croydon" as they sustain carbon dioxide capture (photosynthesis), oxygen release (photosynthesis) and biodiversity. Local wildlife includes badgers and bats.  
 • Green areas increase the character, desirability and amenity of residential areas.  
 Green areas have a strong positive impact of the character of surrounding residential areas.  
 • The proposed increase in housing will put an additional burden on public transport, roadways and street parking and other services. The additional volume of traffic will create additional road hazards.

No change

The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

7308/01/003/DM43.4/O	Mr John Carley	Object	Soundness - Justified DM43.4 504	I object to the de-designation of the Metropolitan Open Land around Shirley Oaks Village; reference Numbers, 128, 504, 541,542 and 548. This is currently Green Space and provides vital green recreational area and buffer between Shirley Oaks and the surrounding area.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
7320/01/004/DM43.4/O	Mr Steve Westray	Object	DM43.4 504	The de-designation of Metropolitan Open Land around Shirley Oaks Village and either side of Shirley Oaks Road. At present I understand that Metropolitan Open Land has the same protection as the Green Belt and I believe that it is vitally important to retain the controls around our green spaces in Shirley. If any additional homes were to be considered for this area then they should be restricted in number and carefully planned in order to retain the character of this area. The idea of building up to 750 new homes is totally out of keeping with this objective and would be considerable strain on local infrastructure and resources. New housing on this scale would lead to a significant increase in traffic along the Wickham Road which is already extremely busy not only servicing the residents of Shirley but as an important thoroughfare into Croydon.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
7321/01/004/DM43.4/O	Mrs Ann Sebire	Object	DM43.4 504	I am writing to object to; 2. The use of the following five sites for housing a) Land at Poppy Lane reference number 128) b) Stroud Green Pumping Station reference Number 504 c) Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541 d) Land to the west of Shirley Oaks Road reference number 542 and e) Land to the rear of 5-13 Honeysuckle Gardens reference numbers 543 I just hope that there has been enough consideration about the fact that Shirley is built on springs and Heron Homes and Wren both had problems with flooding the area down at Woodmere Avenue.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

7324/01/003/DM43.4/O	Mrs Olive Garton	Object	DM43.4 504	Use of formerly open land for housing (references 128, 504,541,542 and 548): Again, this open land should not be lost. Furthermore, there is no infrastructure in place to support the huge increase in population density that such development would represent. Development of the site of the former pumping station (reference 504): It was established at the time the Shirley Oaks village was built that this land could not be built on, as there is an Artesian well on the land and any development would risk polluting the water source. Furthermore, a travellers' site would be inappropriate on this site.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
8822/01/007/DM43.4/O	Mrs M Davies	Object	DM43.4 504	I am writing to object to the proposed use of: - the land to the east of Shirely Oaks Road (541) - The land to the west of shirely Oaks Road (542) - The land at Poppy Lane, Shirley Road (128) - Stroud Green Pumping Station, 140 Primrose Lane (504) - Land to the rear of honeysuckle gardens (548) - Open space land at shrublands estate (938)	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
0115/04/010/DM43.4/O	Mr Bob Sleeman	Object	DM43.4 541	I am therefore writing to formally object to: the use of the following five sites for housing: and to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 54  If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
0120/02/026/DM43.4/O	Addiscombe Residents Associatio	Object	DM43.4 541	If the Council will not keep them as Metropolitan Open Land, the five sites should at least be designated as Local Green Spaces and not used for housing.	The site should be Local Green Space. Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

0122/05/004/DM43.4/O	Mrs Hilary Chelminski Addiscombe & Shirley Park RA	Object	Soundness - Justified DM43.4 541	<p>I am therefore writing to formally object to:</p> <p>1.de-designation of the Metropolitan Open Land around Shirley Oaks Village;</p> <p>2.the use of the following five sites for housing:</p> <ul style="list-style-type: none"> <li>•land at Poppy Lane reference number 128;</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane reference number 504;</li> <li>•land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;</li> <li>•land to the west of Shirley Oaks Road reference number 542; and</li> <li>•land to the rear of 5-13 Honeysuckle Gardens reference number 548.</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.	
0391/02/018/DM43.4/O	Mrs Mira Armour HOME Residents Associaton	Object	DM43.4 541	<p>De-designation of the Metropolitan Open Land bordering Addiscombe Place (around Shirley Oaks Village) – OBJECT</p> <p>If the Council will not keep them as Metropolitan Open Land, the five sites should at least be designated as Local Green Spaces and not used for housing:</p> <p>Ref 128: Land at Poppy Lane Ref 504: Stroud Green Pumping Station, 140 Primrose Lane Ref 541: Land east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road Ref 542: Land to west of Shirley Oaks Road, Shirley Oaks Road Ref 548: Land to rear of, 5-13 Honeysuckle Gardens</p>	designate as Local Green Spaces and not used for housing	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

0391/01/018/DM43.4/O	Mrs Mira Armour <i>HOME Residents Associaton</i>	Object		DM43.4 541	De-designation of the Metropolitan Open Land bordering Addiscombe Place (around Shirley Oaks Village) – OBJECT If the Council will not keep them as Metropolitan Open Land, the five sites should at least be designated as Local Green Spaces and not used for housing: Ref 128: Land at Poppy Lane Ref 504: Stroud Green Pumping Station, 140 Primrose Lane Ref 541: Land east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road Ref 542: Land to west of Shirley Oaks Road, Shirley Oaks Road Ref 548: Land to rear of, 5-13 Honeysuckle Gardens	designate as Local Green Spaces and not used for housing	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
0790/01/144/DM43.4/O	Mr Mathew Frith <i>London Wildlife Trust</i>	Object	Soundness - Justified	DM43.4 541	We object to the proposed development on green spaces, which should remain designated as part of the Shirley Oaks MOL (see comments on Policy SP7 (Table 9.1)).  This site meets criteria for Metropolitan Open Land, in terms of its nature conservation value.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
1180/01/008/DM43.4/O	Mr & Mrs K Davenport	Object	Soundness - Justified	DM43.4 541	I am horrified at the proposals regarding Shirley. There may be a need for more housing but there are alternatives and it is up to the Council to find these rather than making it easier and more profitable for builders which is what is now happening.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

1682/01/004/DM43.4/O	A Arbisman	Object	DM43.4 541	<p>I hereby inform you of my STRONG OBJECTION to allow development on the land noted on your Policy Map 43.</p> <p>Ref 541 Ref 542 Ref 548 Ref 128 Ref 504</p> <p>This land forms the reason why I , along with the majority of my neighbors purchased our homes. As freehold property owners we each have a shareholding in the company owning the land and do not wish for this , OUR land to be built on.</p> <p>We also find it unbelievable that the Council wishes to have a legal battle against 800 of its residents who not just own the land but are determined that the land keeps its 'Metropolitan Open Land ' protected status.</p> <p>The idea of building on these main green spaces when the existing houses were built with minimal sized gardens is disastrous , such development would obviously not just spoil the look and value of the area but would damage the health of the residents.</p> <p>This is the land where the residents catch the summer sun , go for walks , jog , children play , and has the most amazing natural wildlife that we all enjoy ...</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
1683/01/004/DM43.4/O	Balvir & Shobhna Patel	Object	DM43.4 541	<p>I as resident of Shirley Oaks Village am against any change of our Metropolitan Land ( with protection to being built on ) being allowed as acceptable for development. I have been living in the Village for almost 30 years and paying for this land to be maintained as grass areas. We own the land as shareholder in our management company ( Once designated as Amenity Open Land and transference to our Management company.)</p> <p>I strongly oppose any moves to develop on these grass areas.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

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1684/01/004/DM43.4/O	Colin Ward	Object	DM43.4 541	<p>I am writing to express my objection to the planning proposals in the Shirley Oaks area. The land has been set aside for our use as we have very undersized gardens on the estate and we have also paid to keep those areas in a well maintained condition.</p> <p>The road around Shirley Oaks only has 2 exits as well, so would make it very congested as there are only 2 options for traffic to leave and enter and there are already a lot of problems at the Wickham Road end as people drive in and out.</p> <p>I object to the following Ref Numbers :</p> <p>Ref 541 Ref 542 Ref 548 Ref 128 Ref 504</p> <p>I would appreciate any information you could send me in relation to upcoming meeting's about the proposals.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
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1684/02/004/DM43.4/O	Colin Ward	Object	DM43.4 541	<p>I am writing to express my objection to the planning proposals in the Shirley Oaks area. The land has been set aside for our use as we have very undersized gardens on the estate and we have also paid to keep those areas in a well maintained condition.</p> <p>The road around Shirley Oaks only has 2 exits as well, so would make it very congested as there are only 2 options for traffic to leave and enter and there are already a lot of problems at the Wickham Road end as people drive in and out.</p> <p>I object to the following Ref Numbers :</p> <p>Ref 541 Ref 542 Ref 548 Ref 128 Ref 504</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
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1690/01/004/DM43.4/O	Mrs Christine Clark	Object	DM43.4 541	<p>I am writing to strongly object to the development of land on Shirley Oakes Village.</p> <p>The land was shared between residents and in 1985 designated by Croydon Council as "Amenity Open Land" because of our undersized gardens. The land was transferred to the Management Company, with each property owner as a shareholder in that company. I intend to fight for the use of this land.</p> <p>My front garden is approximately 6' x 4' and the lawn in my back garden is only 6' x 5'. Both my parents and I use the land for exercising dogs as the gardens are so small. This whole thing has come as a huge shock to all of us.</p> <p>With regard to the traveller site. Travellers move around the countryside so why put a traveller site in such a residential area.</p> <p>I appreciate the Borough needs affordable homes but the land on the estate is so restricted in size and the in and out roads to the estate are already extremely dangerous owing to the bends in the road. Health and Safety issues need to be addressed.</p> <p>I strongly object to this development and will explore every possible way to restrict the development of these homes.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
1691/01/003/DM43.4/O	Daniela Reynolds	Object	DM43.4 541	<p>I wish to object the following planned proposals; ref:541, ref:542, ref:548, ref:128 and ref:504</p> <p>These planned proposals will not fit within the current aesthetics of the estate so please accept this email as an objection to the proposal.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

Re your development plans  
541,542,548,128 and 504.  
Consultation.

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

I am writing in response to your notices for development of the greenfield sites on the Shirley Oaks Village estate, changing the status of this land to allow development of around 700 new homes.

When I bought my house here 18 years ago, it was on the understanding that this had been designated by Croydon Council as metropolitan amenity open land, an attractive feature of the original development, important not least due to the relatively small gardens of some properties, a mixture of unit sizes in an harmonious design. Thus there is a mixture of family unit sizes and age groups at home here. For many years, I and my fellow-resident members of the Shirley Oaks Management Ltd company have contributed regularly to First Port Property Services and their predecessors under our common upkeep obligation, including provision of boundary posts at various points of these areas to ensure that visiting Travellers could not reoccupy them.

As I understand your plans, you now wish to "designate" this as non-metropolitan land, on which purchasers could build however suits their purposes. This does of course risk a complete change in the nature of our Village. I cannot pretend to understand how you can effectively cut a swathe through all of this, even if you do consider it justified. Some residents might I imagine now be considering the impact on their original investment and individual legal aspects. Against these general considerations, I would like to highlight some specific and practical concerns at the outset.

#### ROAD SAFETY

The perimeter road via Primrose Lane and Shirley Oaks Road is arguably no longer fit for purpose, increased car ownership and parking, fast through traffic including commercial and public transport all contributing. Buses on the 367 route for example frequently mount pavements to pass each other. There have been accidents, some serious, even fatal and involving elderly pedestrian residents. The road surface is nowadays subject to excessive heavy usage. Clearly, 700 new homes will surely accentuate these problems and dangers.

#### ENVIRONMENT

Your plans will effectively remove an important green-field area and with it much unique wildlife. Residents will lose many of the valuable areas for walking, exercise and fresh-air, as will visitors. Any balanced village appearance and community feel to the estate will be consumed by so many new properties of different designs.

In summary many will surely feel betrayed by a Council which proposes removing green-fields against all promises. Some might also suspect that, whatever the social arguments, their interests are being sacrificed against political and ultimately commercial imperatives.

1713/02/004/DM43.4/O	Alison Connor	Object	Soundness - Justified	DM43.4 541	<p>Once the area surrounding Shirley Oaks Village is re-designated the Council plans to build 751 homes on 5 separate sites.</p> <p>Supposing the average house is for 4 people, 3000 people in total will move to the area. The housing will attract families - potentially half being children. The Council mention no where in their 700 page document about the building of new schools (primary and secondary) nor the building of doctor surgeries, nor the expanding of the local shopping area let alone the already stretched local road infra structure. Our local area can't cope as it is - St John's primary school has applied for an extension to cope with the current demand on its places. During rush hour buses frequently don't stop at bus stops because they are full. Traffic is often diverted down our road, Shirley Church Road, if there is an accident on Wickham Road or Gravel Hill. The dual carriage way (Shirley Park) is crawling along during rush hour. The council are planning to add another 1000 plus cars to this equation. Shirley is often described according to estate agents as leafy, popular, excellent schools. Prices reflect this. Just walking around the area people look after their houses and take pride in living here. People pay more money to live in this area. By building 751 more homes the character of the area will change completely.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
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We are also writing to object to Croydon Council's plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village, changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan:

Your draft Local Plan identifies five sites:

1. the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, reference number 128);
2. Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, reference number 504);
3. land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, reference number 541);
4. land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 542);
5. land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 548).

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

1782/01/005/DM43.4/O	Angus & Olivia Bloom	Object	Soundness - Justified	DM43.4 541	<p>As a resident of Shirley Oaks I am writing to object the proposals for housing development on the estate and surroundings. Having lived in Shirley all of my life I would be deeply disappointed to see it change unrecognisably. I envisage the property on Shirley Oaks Road will either be demolished or surrounded by high density housing. Either eventuality will be highly detrimental.</p> <p>I have viewed the Detail Policies and Proposals on Croydon Councils website and object the following plans, references -  Ref 128  Ref 504  Ref 541  Ref 542  Ref 548  Ref 938  Ref 502  Ref 661</p>	Object to Site 541	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
1827/01/004/DM43.4/O	Jane & Paul Riley	Object	Soundness - Justified	DM43.4 541	<p>Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.</p>	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

Object Soundness - DM43.4  
Justified 541

I am writing to object to:

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

1.THE DE-DESIGNATION of the following five pieces of land as Metropolitan Open Land around Shirley Oaks Village and their proposed use as housing:

Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541

There is only one narrow very winding road which runs through the village and this could not cope safely with any additional traffic. It is single file around bends as it is and the local road infrastructure would be over-burdened.

These open spaces are collectively designated as Metropolitan Open Land and it would be unacceptable to lose a link to this chain.

Additionally, this area is a flood plain and there is a sink pond to the rear of Honeysuckle Gardens. There would be a detrimental effect and potential flooding of existing and planned properties.

Three of these sites are owned by the residents of Shirley Oaks Village through the Shirley Oaks Management Company in which every freeholder has a share. The three land sites in question are:

- 1.Land to the east of Shirley Oaks Road reference number 541
- 2.Land to the west of Shirley Oaks Road reference number 542
- 3.Land to the rear of 5-13 Honeysuckle Gardens reference number 548

I am writing to voice my full-throated objections to the above proposals because of the irreparable damage it would do to the character of one of the leafier, more pleasant, parts of the borough. The council seeks de-designation of Metropolitan open land that, as a homeowner in Shirley Oaks Village, I own a share of, and it is protected by covenant. Such thoughtless destruction of our precious little green space (we were granted this Amenity Open Land in 1985 by the council due to our under-sized gardens) is obnoxious, ill-conceived and damaging to the value of our properties, as planning blight could linger for a decade. Myriad other neglected parts of the borough are far more appropriate for such massive development and would not stir up so much ire from the current residents, nor would they require the politically-expedient moving of goalposts regarding land use. Our village simply does not currently have the infrastructure nor the capacity to expand in order to cope with these proposals. There is barely enough parking space available in the village at present, so quite where up to 683 other families will park and seek recreation, I do not know. Quite how all the construction vehicles involved in such huge building works would access the proposed sites without further detriment to the quality of life of the residents is another issue I raise. We are served by one bus route that can only use small, single decker buses. The roads are too narrow for larger vehicles. How would this be overcome? Additionally, the fact that the council would seek to house the travelling community so close to the town centre, on land where in 2012 a group of them set up an illegal encampment and defecated in our woodland, beggars belief. If the council has an inexplicable legal obligation to designate land to travellers, then expand capacity at their existing sites in Beddington Lane and Featherbed Lane rather than dispersing them further across the borough into otherwise salubrious areas. I do hope that common sense prevails and that all five of the above proposals are quickly abandoned. I chose to live in this area precisely because it is not blighted by these hideous developments. I am sure that many other residents echo my sentiments.

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

also object to the following specific proposals for the building of new homes on this site, as detailed in Changes to the Policies Map arising from Proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan, Detailed Policies & Proposals:

Policy DM43, reference Site 128 to build new homes at Poppy Lane

Policy DM43, reference Site 504 to build new homes at Stroud Green Pumping Station (including the conversion of the pumping station which is a locally-listed building)

Policy DM43, reference Site 541 & 542 to build new homes on land to the East & West of Shirley Oaks Road

Policy DM43, reference Site 548 to build new homes on land to the rear of Honeysuckle Gardens

Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over-subscribed as well as the already-stretched social and healthcare facilities would be overloaded.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations.
4. I recommend that consultation documents of such importance are given much wider publicity.

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

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4. I recommend that consultation documents of such importance are given much wider publicity.

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

1872/01/003/DM43.4/O	Mr C Johnson	Object	DM43.4 541	<p>This land is owned by Shirley Oaks Management limited (SOML). This is the management company for the estate whose shareholders are the home owning residents. SOML owns and manages the open spaces on behalf of and for the benefit of the residents for whom the land is 'amenity open land', ie communal, recreational space. The land was transferred to SOML's ownership in 1985</p> <p>whilst the estate was under development. I believe that the developer had infringed planning regulations by reducing the sizes of the gardens included with the dwellings that it was building in order to increase the density of the housing beyond that which had been agreed with the local planning authority. The open land, which is currently being scrutinised as part of the Council's policy proposals review, was effectively, a penalty levied on the developer whereby an amount of green space was given over to SOML to own and manage as redress and compensation to the residents for skimping on the sizes of individual gardens. I am assured by a Director of SOML that the company has documentary proof of all of the above points. The residents pay a service charge that, inter alia, covers the cost of managing and maintaining these open spaces.</p> <p>SOML is bound by its covenants with the residents that this land shall be managed and maintained as communal open areas for the collective enjoyment and benefit of residents as long as the estate should be in existence. Thus, there is no scope on SOML's part for participating in any effort to develop these spaces and any attempt to develop them undermines the importance of those spaces in providing amenity open land, as previously ordered by the local Council.</p>	<p>the land is owned entirely on behalf of the resident shareholders by a resident run management company (SOML) which is bound to preserve that space and which also has a specific object in its Memorandum of Association requiring it to resist any attempt to enforce regulations or plans which impact negatively on the estate. Regardless of its covenants in this regard, I am told that SOML has no wish to develop or to allow the development of, the land in question.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
1877/03/002/DM43.4/O	Mr and Mrs Learner	Object	DM43.4 541	<p>I have just read an email from Gavin Barwell, our Conservative MP, and my husband and I are horrified that the green fields of Shirley Oaks are to be built upon. Especially if the land is to be put aside for gypsies ! How can this be right when so many young families are denied council housing and are forced to pay for private lets because of the lack of social housing. My back garden backs onto The main road that runs through the Shirley Oaks estate so you can understand my concerns.</p>		Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

1883/02/002/DM43.4/O	David Hurst	Object		DM43.4 541	I object to the use of the site for housing.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
1913/01/004/DM43.4/O	Andrea Swaby	Object		DM43.4 541	I hereby would like to register my serious OBJECTION to the councils proposal to build 750 new homes in Shirley OAK road and 35 new homes on shrub lands estate to create gypsy traveller sites. As I live on Devonshire I also have serious object to allow 4 storeys in this area		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
1918/01/004/DM43.4/O	Mr Gareth Champion	Object	Soundness - Justified	DM43.4 541	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
1923/01/002/DM43.4/O	Jane Anson	Object		DM43.4 541	I have just read a letter from Mick Hewish, Resident Director of Shirley Oaks Management Ltd and I would like to object to the proposals for developing areas around Shirley Oaks.  These are as follows: Ref: 541 Shirley Oaks Road East side Ref: 542 Shirley Oaks Road West side Ref: 548 Land rear od Honeysuckle Gardens Ref: 128 Poppy Lane Ref: 504 Water Board HQ Primrose Lane  The high density of new homes would put considerable strain on the environment, including overcrowding, drainage, traffic and parking.	Objection to the allocation of site 541 Shirley Oaks Road East side for proposed development as the high density of new homes would put considerable strain on the environment, including overcrowding, drainage, traffic and parking.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

1924/01/002/DM43.4/O	Pamela Lees	Object		DM43.4 541	<p>I strongly object to many of the proposed developments within the Shirley area. I believe that allowing low rise developments around Shirley library will alter the balance of properties in that area, which are mainly detached and semi detached. People have moved to this 'sought after area' precisely because of its current character. I also object to the intensive developments proposed on the Metropolitan open land around Shirley Oaks. We need open land to reduce carbon emissions, for wildlife and for our own well being. Both of the above developments would put a huge strain on the services in the area, schools, doctors, busses and the already congested road system. I urge you not to progress with these proposals.</p> <p>I also think that the two proposed travellers site in Shirley are inappropriate as they would be on Green Belt land, which is against your own policy and would be a blight on one of the few areas that are beautiful and wildlife friendly within Croydon.</p> <p>I am always defending Croydon to those that mock it, saying that we have some lovely open spaces in which to walk and enjoy the diversity of nature. They only see the high rise blocks and litter. If these proposals go ahead, Croydon will have nothing left to commend itself.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
1926/01/042/DM43.4/O	Councillor Luke Clancy	Object	Soundness - Justified	DM43.4 541	<p>Site 541, Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road, is identified as suitable for 80-215 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Verdayne Avenue and Firsby Avenue.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
1942/01/005/DM43.4/C	Margaret West			DM43.4 541	<p>Object to the dedesignation of Metropolitan Land and proposed use for housing at sites 128 504 502 541 542 and 548. if development is allowed it will impact on the sense of community and have an adverse impact of trees and could be subject to flooding. It would also impact on access arrangements and the wildlife</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

1954/03/001/DM43.4/O	John Coppard	Object	Soundness - Justified DM43.4 541	This land was designated by Croydon Council in 1985 as "Amenity Open Land" because of our under-sized gardens & transferred to a Management Company, with each property owner as a shareholder in that company.	If the council will not keep it as Metropolitan Open Land it should at least be designated as Local Green Space.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
1993/01/003/DM43.4/O	Graham & Kate Marsden	Object	DM43.4 541	Shocked at the scale of proposals for Shirley and will fundamentally change the nature of the area. Front gardens are an assets to the local street scene. The proposals for focussed intensification associated with gradual change of an areas local character under Policy DM31.4 put this stability at risk, and may have an impact on the services we all need from the Council.  Object to the de-designation of MOL - at a minimum it should be designated as local green space. We object to this site being used for residential use as it would change the character of the area, overload the already difficult local road structure. It would damage the vital green corridor between Shirley Oaks and the surrounding areas and reduce the habitat for wildlife.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2022/01/007/DM43.4/O	Joe Rowe <i>Shirley Hills Residents Association</i>	Object	DM43.4 541	This land is designated as Metropolitan Open Land and there is no justification for re-designation. An increase of up to 741 homes on this land would put local services including schools, transport and already crowded roads under further pressure.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2022/01/006/DM43.4/O	Joe Rowe <i>Shirley Hills Residents Association</i>	Object	DM43.4 541	This land is designated as Metropolitan Open Land and there is no justification for re-designation. An increase of up to 741 homes on this land would put local services including schools, transport and already crowded roads under further pressure.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2035/01/003/DM43.4/O Mrs Lorraine Cox

Object

DM43.4  
541

I have just received a letter about proposals to Shirley Oaks Village open land being built upon. We have lived here happily for 13 years. We want to say we don't want houses or a gypsy site down the road. I will be writing to my local MP Gavin Barwell to defend our way of life in Shirley Oaks village. Leave our open / green spaces alone.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

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The proposal to build new houses in Shirley Oaks Road does not fall within the Strategic Objectives because:-  
Objective 2: This development will not Foster an environment where existing enterprise can prosper, but will reduce enterprise  
Objective 4: This development will not reduce social, economic and environmental deprivation. It will not reduce unemployment, improve skills and education and improve environmental conditions, the development is not in keeping with the surrounding area.  
Objective 5: This development is not high quality and will not enhance the borough's natural environment but will reduce the natural environment by turning a green area into housing  
Objective 7: This development will reduce the area as a safe, healthy and cohesive community but making the area overcrowded with residential property  
Objective 10: This development will reduce the quality and accessibility of green space and nature.

If this development is undertaken it will not deliver the strategic objective.

This development will compromise the ability of future generations to meet their own needs. The development will change the outlook and community within the South Croydon area and future generation swill suffer because of this.

This proposed development of new housing in Shirley Oak Road is not within keeping of the current development within this area. Shirley comprises of large semi and detached houses with large green areas. This development is in no way in keeping with housing in the area.

Changing a green area to an area of residential housing will cause harm and reduce the outlook of the area and is not in keeping with the surrounding area

Building a travelers site will increase noise levels and ruin the character of the area and this development would overwhelm this green area.

Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

This development would diminish the area of green fields and recreational

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

land within the area.

2056/01/026/DM43.4/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment	DM43.4 541	Site 541, Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road, is identified as suitable for 80-215 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Verdayne Avenue and Firsby Avenue;	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2062/01/042/DM43.4/O	Councillor Jason Perry <i>London Borough of Croydon</i>	Object	Soundness - Justified DM43.4 541	Site 541, Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road, is identified as suitable for 80-215 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Verdayne Avenue and Firsby Avenue.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2067/02/004/DM43.4/O	Stephen Baker	Object	DM43.4 541	I also object to the development on Shirley oaks, as a resident who used to live there on Shirley oaks, any more development on this land would over burden what is already a road system that can not cope with the buses and tight turns that have been made on the estate, it's would also ruin the feel of Shirley.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2067/02/005/DM43.4/O	Stephen Baker	Object	DM43.4 541	I also object to the development on Shirley oaks, as a resident who used to live there on Shirley oaks, any more development on this land would over burden what is already a road system that can not cope with the buses and tight turns that have been made on the estate, it's would also ruin the feel of Shirley.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2071/01/042/DM43.4/O	Councillor Mario Creatura London Borough of Croydon	Object	Soundness - Justified	DM43.4 541	Site 541, Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road, is identified as suitable for 80-215 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Verdayne Avenue and Firsby Avenue.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2081/01/004/DM43.4/O	Stuart & Monique Woodrow	Object		DM43.4 541	Development at this site would be detrimental to the openness, character, visual amenity and setting of Metropolitan Open Land. It would affect the residential amenity and result in the loss of trees and vegetation to the detriment of the surrounding area	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2081/02/002/DM43.4/O	Stuart & Monique Woodrow	Object		DM43.4 541	We do accept that Croydon does need to provide new housing but this has to be on appropriate sites, i.e. previously developed land and not greenfield/metropolitan open land. We are firmly against this idea as it would set a precedent for inappropriate development/piecemeal development.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2081/01/003/DM43.4/O	Stuart & Monique Woodrow	Object		DM43.4 541	Development at this site would be detrimental to the openness, character, visual amenity and setting of Metropolitan Open Land. It would affect the residential amenity and result in the loss of trees and vegetation to the detriment of the surrounding area	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2096/01/005/DM43.4/O	Alfred Lancaster	Object		DM43.4 541	I and many residents in Shirley object to the following. 700 new homes to be built in Shirley oaks village with no provision for extra facilities like schools, doctors etc	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2128/02/003/DM43.4/O	Cllr Steve O'Connell AM	Object	DM43.4 541	I object to the de-designation of Metropolitan Open Land for the purpose of house building. My objection references MOL bearing the same protection from development as the Green Belt. If the Council will not agree to maintain the MOL status, designation as Local Green Space would lessen the negative impact on the local environment. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Verdayne Avenue and Firsby Avenue.	The site should be at least designated as Local Green Space.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2131/01/003/DM43.4/O	Ronald H. Street	Object	DM43.4 541	The planning permissions proposals below I object to ref 541 If the Council will not keep the land as MOL it should at least be designated as Local Green Spaces. I am particularly concerned about the effect of local roads that the suggested development will have as, when Heron Homes built the original development some years ago they were prevented by the local council from building the number of houses now proposed because of inadequate access roads onto the estate. Under present conditions the A232 Wickham Road is particularly subject to traffic delays especially in term time. Your proposed developments would also have a detrimental effect on our already crowded local schools and doctor's surgeries.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.	

2135/03/002/DM43.4/O	Mrs Susan Lockyer	Object	DM43.4 541	This could not be developed in addition to 542. It would have to be one or the other. The land is privately owned. The local management company has worked hard to maintain the green area and retain areas suitable for wildlife. The privately owned land is used by the residents as the properties do not have private gardens. The road is already congested with private cars making the bus route difficult. I do not consider it deliverable therefore it will not meet the present needs, let alone future needs. It is unrealistic to expect the land to sustain a limitless growth in population on relatively small patches. Transport will reach gridlock, the more land that is covered over limits drainage. More pipes will be channelled underground to bring in services and take away waste. Changes to due to global warming etc will be exacerbated if the population continues to converge on small land masses rather than spreading over the planet. In addition to the physical problems we would be creating, social problems will occur with people living in closer proximity in congested space.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2145/02/004/DM43.4/O	Paul Vernon & Natalie Payne	Object	DM43.4 541	I am writing to object to: The de-designation of the five pieces of land as metropolitan open land and their proposed use of housing land at poppy lane reference number 128. I feel that building more houses on the green land would totally destroy the wildlife in the area and would ruin an area of beauty, and that the one road into the village wouldn't be able able to cope with more traffic as its already busy.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2147/01/003/DM43.4/O	Patrick Thomas	Object	DM43.4 541	I am writing at this time to record my objections on the following basis - the use o this site , 541, for housing	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2185/01/003/DM43.4/O	Jonathan E Miller	Object	DM43.4 541	I object to ref 541-I am writing to you with regard to the recent changes in Planning policies by Croydon Council and their impact on the designation of grass areas in Shirley Oaks Village. These areas were formerly designated as Metropolitan Open Land and had protection from being built on. However my understanding is that these areas may now be changed to no Metropolitan Land thus allowing their use for future housing developments. As a resident of Shirley I would like to point out that our land was designated as 'Amenity Open Land' in 1985 by Croydon Council because of our undersized gardens and transferred to a Management Company, with each property owner as a shareholder of the Company. Whilst I fully accept the need for new housing in Croydon, in particular affordable housing for first time owners, it is clear the sheer scale of the proposed development and the resultant destruction of a precious greenfield site in Shirley Oaks Village that I object to. I would have no issue with a much smaller scale development of the village, as part of an overall plan for Croydon where new housing was primarily targeted toward development of brownfield sites under the council's jurisdiction. I urge you to consideration of my suggestions in the weeks ahead and look forward to receiving feedback in due course.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2195/01/002/DM43.4/O	Mrs Jane Smith	Object	DM43.4 541	object to development on these sites as they are MOL and amenity land used by surrounding residents. This would be detrimental to the area as the existing houses on the Estate have undersized gardens and would be obtrusive and lead to increase in traffic and access problems and noise issues	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2301/01/002/DM43.4/O	Breda Mohan	Object	DM43.4 541	I object to the use of the Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541 for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2302/01/004/DM43.4/O	Brenda Stratford	Object		DM43.4 541	The use of the following 5 sites for housing; ref no. 128, 504, 541, 542, 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as local green spaces		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2361/01/002/DM43.4/O	Alan Chitty	Object	Soundness - Justified	DM43.4 541	My objections are based on the fact that the proposals are not in the best interests of the electorate of the borough and that the proposals will only be harmful to the environment offering no benefits to the community. Building on the Green Belt is not the best option.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2371/01/002/DM43.4/O	Christopher Palmer	Object		DM43.4 541	I object to the use of the Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541 for housing:  If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.  Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.  I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2429/02/012/DM43.4/O	Mr & Mrs E Abdul-Nabi	Object	Soundness - Justified	DM43.4 541	Object to the use of this site for housing.	If the Council will not keep it as Metropolitan Open Land it should be at least designated as Local Green Space.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2448/01/042/DM43.4/O	Andy Stranack Croydon Council	Object	Soundness - Justified DM43.4 541	Site 541, Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road, is identified as suitable for 80-215 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Verdayne Avenue and Firsby Avenue.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2450/02/004/DM43.4/O	Mr & Mrs Jeffrey	Object	DM43.4 541	I will be objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2450/01/006/DM43.4/O	Mr & Mrs Jeffrey	Object	DM43.4 541	I thoroughly object to these proposals, the traffic has built up over time and I wouldn't even want to begin to imagine what Shirley Oakd would be like if another 600+ homes where to be built, that would be practically doubling the size of Shirley Oaks as it is at present.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

We strongly object to Croydon Council's local planning proposals and plans for development to the site being used for residential development. We strongly object to the de-designation of the Metropolitan Open Land around Shirley Oaks Village. No more housing should be built on MO land and it is inappropriate for development since it would overstretch the local road infrastructure with the additional traffic. The road in and out of Shirley Oaks Village is very narrow and there is hardly enough room for the bus to get by. The increased volume of traffic and parked vehicles would be unmanageable bringing traffic in all directions to a complete standstill. We believe the council needs to rethink its proposals for the sites, but would hope that in any event, an overwhelming majority of homeowners living in the village will reject the council's proposals. Not only would the area be an eyesore, but the proposal to build a whopping 700 new homes is unrealistic as the open green spaces are very small. You would also be destroying the wildlife by cutting down our precious trees and removing the open green spaces. It was agreed, and we believe documented, that after the build of phase 5 on Shirley Oaks Village that no more houses would be built, and this was a deciding factor when individuals bought their properties on Shirley Oaks Village. If over 700 new homes are built, it would no longer be a village but instead an ugly built up housing estate, changing the character of the landscape completely. From our perspective, if the proposals were approved, we would have no choice but to move away from the area. It would be too upsetting to see our open green spaces developed to excess with over 700 new homes. I have no doubt that developing the land would also devalue the property prices in the future. We find the council's proposals ludicrous and unreasonable. It is imperative that we protect the precious remaining green spaces around Shirley Oaks Village. On that basis, we vigorously object to the council's proposal to develop the land.

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2539/01/002/DM43.4/O	Lydia Benady	Object		DM43.4 541	We strongly object to the changes to designations of our grass areas. As a resident and shareholder I point out that our land was designated by Croydon Council in 1985 as Amenity Open Lan because of our under-sized gardens. This land is for our use. Not only would building be detrimental to our health and well being but also to the varied and protected wildlife that we have. There are plenty of rundown places in Croydon which should be regenerated and can be built on without impinging into our green spaces.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2540/01/003/DM43.4/O	Mrs Sandra Cooper	Object	Soundness - Justified	DM43.4 541	I object to the designation of Metropolitan Open Land around Shirley Oaks enabling parts of this land to be used for housing and in particular site 548, with which I have an adjoining boundary. Should the Council not keep this land as Metropolitan Open Land these spaces should at the least be designated as Local Green Space.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2541/01/002/DM43.4/O	Ms Susanne Million	Object		DM43.4 541	I object to the use of the site for housing.  If the Council will not keep this site as MOL, it should at least be designated as Local Green Spaces.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2544/01/002/DM43.4/O	Sara Palmer	Object		DM43.4 541	I object to the use of the Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541 for housing:  If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.  Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.  I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2558/01/004/DM43.4/O	Miss Margaret A Williams	Object	DM43.4 541	I wish to register my objection to the proposed plans for the housing development on the green areas around the Shirley Oaks Estate.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2560/01/001/DM43.4/O	M.K White	Object	DM43.4 541	<p>I am writing in response to your notice for development of the greenfield sites on the Shirley Oaks Village estate to change the status of this land to allow development of 751 new homes. My husband and I bought our home in 1987 when the estate was being developed the overriding factor in our decision was the village nature of the development and the assurance that the surrounding green fields of the site would ultimately be transferred to a management company and each purchaser of a property would acquire a share in the company.</p> <p>It was agreed that through the management company the owners and occupiers would assume responsibility for the peripheral land and incidental open spaces. Subsequently it was arranged that every quarter a payment is made by each household for the maintenance of the grounds. Your proposed development will completely alter the pleasant aspect of the village and negate the intention of the original development. I fail to understand how you can possibly consider completely ignoring our rights as shareholders of this land.</p> <p>As you are aware, the village has only one through road and there are already problems with buses mounting the pavements and the volume of traffic using the road with the existing housing stock. An additional 751 houses would make the problem so much worse. We have already had one fatality and I understand a number of less serious accidents. Therefore, I strongly object to your proposed development plans.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2564/01/006/DM43.4/O	Mrs Shirley M Kell	Object	DM43.4 541	<p>Our LocalGreen Belt should remain as such and not dedesignated as Metropolitan Open Land which then could be used for new housing. I strongly object to this proposal. Plans for residential development:-</p> <p>Ref.No.128- the land at Poppy Lane is identified as suitable for 51-107 homes.</p> <p>Ref.No.504-Stroud Green Pumping Station,140 Primrose Lane including the conversion of the locally-listed pumping station, is identified as suitable for 26-68 homes.</p> <p>Ref.No.541- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for SD-215 homes.</p> <p>Ref No.542 -land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes.</p> <p>Ref.No.548 -land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes.</p> <p>Development on any of these sites would change the whole character of the area, and surely add to the congestion of local roads, which would increase the risk of accidents</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
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2565/01/005/DM43.4/O	Ms Karen Fletcher	Object	DM43.4 541	<p>We wish to register our objection to the proposals to change the policy map 43 in relation to Metropolitan Open Land at Shirley Oaks Village. Like many residents we purchased our home on the understanding that the MOL was owned by the residents themselves and would not be developed. It was a strong factor in our decision to purchase our house. The land itself was transferred to the management company by a transfer dating 30 July 1991 made between Heron Homes Limited and Shirley Oaks Management Limited. The third schedule to this transfer contains restrictive covenants and I have attached the relevant clauses. These clauses state that the land is to be used as open space so I do not understand how you can ignore this and grant planning permission to build houses. We understand the need for more housing but feel that this is not the way forward. It would be far better to look at the buildings/land owned by the London Borough of Croydon first to see which could be used as residential properties. The old Ashburton Library in Ashburton Park is such a building that could be redeveloped and used for housing and I am sure there are many more.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
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2566/01/002/DM43.4/O	Mrs S White	Object		DM43.4 541	I object to the use of the Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541 for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2569/01/004/DM43.4/O	Mr John Booroff	Object	Soundness - Justified	DM43.4 541	<p>Please note that I wish to object to the proposals set out in reference numbers 504, 541, 542, 548 and 128, for the following reasons</p> <ul style="list-style-type: none"> <li>• There has been insufficient notice of the consultation period, and the proposals are not clearly set out as pertaining to Shirley Oaks Village.</li> <li>• This land is designated as Metropolitan Open Land, and I do not agree that it does not meet the criteria, as it does contribute to the physical structure of London, and there currently are open-air facilities, which serve significant parts of London.</li> <li>• Increasing the housing density in this development will have a detrimental effect on the overall environment, and will decrease the value of these homes, as the development contains smaller gardens than those originally planned, and the surrounding green spaces were left vacant to compensate for the lack of adequate open space.</li> <li>• Any change in the restrictions will adversely affect the accessibility to nature and wildlife of the area, which contains features of metropolitan importance.</li> <li>• There is inadequate infrastructure in the locality to accommodate such an increase in population</li> <li>• There has not been a true 'fit for purpose' investigation of the 'brownfield sites', which already exist in the borough, or of other open land which could be used without.</li> </ul> <p>In view of the above please register my objection to all five proposals, and please acknowledge receipt of this email.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2569/02/001/DM43.4/O	Mr John Booroff	Object	Soundness - Justified	DM43.4 541	Land at Poppy Lane and Primrose Lane, Shirley Oaks Village. Residential development.  Can you please inform me why?  •All three consultation documents have only appeared in the last few days, yet the consultation meetings are for 25th and 28th of November? This is surely insufficient notice •I have tried to view the proposals on your website without success. Why would this be?  In view of the insufficient notice and lack of both digital as well as hard information, please register this email as an objection.	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
2572/01/001/DM43.4/C	Mr Keith Simmonds			DM43.4 541	As a resident I would like to object to you proposals to build homes on the existing amenity land on Shirley Oaks due to the fact that the infrastructure could not cope and these area's are of natural beauty and full of wildlife, this is a sanctuary that must not be removed	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2573/01/004/DM43.4/O	Mr Keith Harris	Object		DM43.4 541	Development Reference Numbers 541,542,548,128,504  This we cause dangerous increase traffic through Shirley Oaks Road & Primrose Lane, and also increase parking by the Synagogue which is bad at the best of times	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2574/01/001/DM43.4/O	Mr Lewis Reynolds	Object		DM43.4 541	I wish to object to planned proposals; ref:541  These planned proposals will not fit within the current aesthetics of the estate so please accept this email as an objection to the proposal.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2578/01/002/DM43.4/O Mr Tau Wey

Object

DM43.4  
541

I am concerned about this proposal. When I bought my house in Angelica Gardens, Shirley Oaks Village, it was my understanding that I would also become a communal owner of the surrounding Amenity Open Land. This was guaranteed by each freeholder in Shirley Oaks owning a share of the Shirley Oaks Management Limited, which in turn owns and manages the Amenity Open Land.

Like many residents, I purchased my house partly due to the pleasant areas of green space available in my surroundings. I also think that the character of the current surrounding gives each property the value that it currently has.

I would also object to attempts by Croydon Council or other agencies to attempt to purchase the land from Shirley Oaks Management Limited in the future.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2580/01/006/DM43.4/O	Mr Steven Hunt	Object	DM43.4	I am emailing to outline my objections to the planning notices in relation to the above reference numbers which concern land near to Shirley Oaks Road, Honeysuckle Gardens, Poppy Lane and Primrose Lane.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
			541	<p>I object to these proposed developments for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The move to unravel the protection of Metropolitan open land from significant housing developments is a disappointing and avoidable move by Croydon Council. This sets an unnecessary precedent. This land should be protected by its designation and the council has sufficient options elsewhere in the borough on land that has no such designation.</li> <li>2. Much of the land concerned was designated by Croydon Council in 1985 as "Amenity Open Land" because of the under-sized gardens of many of the Shirley Oaks property. I live with a young family on Shirley Oaks with a very small garden and object to the loss of this open land which is regularly used by young families and residents of the area who do not have large gardens or any gardens at all in some instances.</li> <li>3. Such proposals will unduly change the character and desirability of the local area which is defined by its open space. Shirley Oaks remains one of the few genuine peaceful residential areas within the borough and such thoughtless development will threaten this.</li> <li>4. The roads leading to Shirley Oaks are roads not given to significant volumes of traffic. Increasing the density of the population within the immediate area as substantially as you are proposing creates challenges for traffic and parking. The scale of the developments will exponentially increase the volume of traffic and create challenges for parking.</li> </ol>		
2581/01/001/DM43.4/C	Eli Simmonds		DM43.4	As a resident I would like to object to you proposals to build homes on the existing amenity land on Shirley Oaks due to the fact that the infrastructure could not cope and these area's are of natural beauty and full of wildlife, this is a sanctuary that must not be removed	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
			541			

2582/01/008/DM43.4/O	Ms Ellie London	Object	DM43.4 541	I object to the use of the site for housing.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2583/01/001/DM43.4/O	Sue Ridenton	Object	DM43.4 541	I would like to raise my objection to the proposed land changes for the Ref. 541 - Shirley Oaks road east side - up to 215 new homes  The land we are talking about above was designated by Croydon council in 1985 as Amenity Open Land, because of our under-sized gardens and transferred to the Management Company – with each property owner as a shareholder in that company.  No one in the village will want any more homes built the open space keeps the village unique and a nice place to live Any more homes will not enhance the village at all and of course will lower our house prices and a GYPSY site what on earth are the council thinking !!		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2585/01/006/DM43.4/O	Ms Rachel James	Object	DM43.4 541	I object to the following proposal for shirley oaks village. Ref: 541, Ref: 542, Ref: 548, Ref: 128, Ref: 504 I love my home currently on shirley oaks our gardens are considerably in the small side and I daily take walks on to the land with have with my 2 children and husband. I feel this would depreciate the area and I wouldn't be happy with any of the above plans.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2599/01/004/DM43.4/O	Helen Armstrong	Object	DM43.4 541	I am writing to register my household's objection to the prooposed developments in Shirley. The projected number of homes will impact dramatically not only on the existing residents and the open feel of the site, but essentially on the transport infrastructure. Wickham Road is a major route, prone to congestion at peak hours and any significant increase in road users will have a dramatic knock on effect not for residents and also for commuters in all directions. The Trinity roundabout is a major junction with many bus routes passing through, this would grind to even more of a halt. The potential number of proposed properties is unacceptably high.	Objection to the sdevelopment of site 541	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2605/01/026/DM43.4/O	Ian Broyd	Object	DM43.4 541	If the Council will not keep them as Metropolitan Open Land, the five sites should at least be designated as Local Green Spaces and not used for housing.	The site should be Local Green Space.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2614/01/002/DM43.4/O	Nicola Hodgson <i>The Open Spaces Society</i>	Object	DM43.4 541	The Society objects to the proposals to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and on land surrounding Shirley Oaks Village, in particular the proposals on page 68. This land is currently protected from development similar to protection of green belt land.  The Society objects in principle to the decision of the council to de-designate land currently held as Metropolitan Open Land. Even if parts of the areas were designated as local green space, in accordance with the National Planning Policy Framework, there would still be a huge loss of open space.  If development were allowed in these areas it would be detrimental to the amenity value of the area for the benefit of the public.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2618/01/006/DM43.4/O	Miss P Jones	Object	DM43.4 541	Having lived in Shirley for over 50 years I strongly object to Croydon Council plans to de-designate the Metropolitan open land so that most of this land can be used for new housing. At the moment it has the same Protection as Green Belt.  Firstly, this would entail the loss of a vital green corridor between Shirley Oaks and the surrounding area, changing the character of the area, more importantly the road infrastructure couldn't cope with the additional traffic. Try getting out to the Wickham Road from Orchard Avenue in rush hour.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2635/01/036/DM43.4/O	Paul Sandford <i>Bourne Society</i>	Object		DM43.4 541	Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road, is identified as suitable for 80-215 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Verdayne Avenue and Firsby Avenue	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2657/01/029/DM43.4/O	Rebecca Pullinger <i>CPRE London</i>	Object	Soundness - Effective	DM43.4 541	<p>The more specific site allocations represent a large reduction in the amount of designated and non-designated open space. While we acknowledge the need to build new homes and associated infrastructure such as schools, Croydon's growing population also needs quality open spaces for all the human amenity and ecosystem services which they provide.</p> <p>We object to the proposed development on green spaces, which are currently designated, and should remain designated, as part of the Shirley Oaks MOL. As mentioned as part of our response to SP7, we feel that most of the site still warrants its MOL designation. We object to the following site allocations as they will fragment the green space impacting on residents' amenity and wildlife's use of the area (both current and potential).</p> <p>The presence of scattered detached housing does not impact the overall openness of the site, and therefore is not a reason to remove the designation of MOL and allocate for further development.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2663/01/003/DM43.4/O	Mrs Y Sussey	Object		DM43.4 541	object to proposals at this site because of the increased risk of flooding and adverse impact on air quality. New Housing should be on brownfield sites	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2665/01/002/DM43.4/O	Ms S Mawaziny	Object	DM43.4 541	<p>There are many reasons why houses should not be built on the MOL of Shirley Oaks Village, but I will mention only one simply because I do not want the council to make a huge mistake. If you check it out you will find that a previous proposal to build many more houses than are now there was abandoned. This is because of difficulties encountered in building the foundations of houses in some areas were immense and would have been very expensive. Underground water seems to be a problem. My brother, who lives in Woodmere Ave where it borders on Shirley Oaks, has had water streaming across his back garden (during wet weather) ever since new houses were built in the area behind the houses on the south side of Woodmere Ave. The council really must investigate this problem.</p> <p>I object to the use of the Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541 for housing.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2666/01/005/DM43.4/O	C Morley-Smith	Object	DM43.4 541	Respect green fields and use brown field land first. Don't just build to reach targets without proper research, debate and thought of the long term consequences.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2681/01/003/DM43.4/O	Mrs Patricia Harding	Object	DM43.4 541	I would like it known for the record that I strongly object to any changes of use to the open land within Shirley Oaks Village	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2682/01/006/DM43.4/O	Mr & Mrs Kellas	Object	DM43.4 541	I would say to the Council Croydon is full and kindly leave our precious Shirley open spaces and attractive streets alone, we don't need an odd assortment of blocks of flats amongst the semi-detached and small detached properties here, or in similar Croydon suburbs -it would be an architectural disaster along the lines of the 1950s concrete jungle development of the centre of Croydon. And we don't have the infrastructure to cope with more people, or the roads to cope with the traffic we already have.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2688/01/002/DM43.4/O	Mr & Mrs Perry	Object		DM43.4 541	The proposal to build 750 homes on our amenity open land is depicable, we have lived here since 1986 and paid yearly for these grounds to be maintained.  Croydon needs open spaces and trees for the town to breathe. The process of building in this small area would be intolerable and increase the traffic at the Wickham Road andn Shirley Road would be horrific. We will complain to our MP to stop this lunacy.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2696/01/005/DM43.4/O	Mr Beresford Walker	Object		DM43.4 541	I object to Policy DM43, reference Site 541 to build new homes on land to the East & West of Shirley Oaks Road	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2706/01/006/DM43.4/O	Mr & Mrs Panagakis	Object		DM43.4 541	Object to the use of land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House (reference number 541) for housing	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2720/01/001/DM43.4/C	Mr & Mrs C P Smith		Soundness - Justified	DM43.4 541	object to this site as this land was designated to residents of Shirley Oaks village as amenity open land in 1985 because of the undersized gardens and transferred to the management company. Th e Land should remain Grreen Belt	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2721/01/008/DM43.4/O	Mr A Zelisko	Object	Soundness - Justified	DM43.4 541	I object to the use of this site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2729/01/001/DM43.4/C Mr G Simmonds

DM43.4

541

Object to site 541 as the site is undeliverable for the following:

lack of evidence to support de-designation as the report relies entirely on opinion uninformed by actual specifics of land use and forms an important of Shirleys green infrastructure

the land is used for recreation and its loss would be contrary to the Mayors Pan Policy 17.7 which highlights the positive aspects of MOL such as play areas for children and amenity areas for grandparents to play with their children, play areas for kids going home from school and also for others such as dogwalkers

the land should be retained as MOL as it meets the criteria set out by the London Plan

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2736/01/006/DM43.4/O Mr & Mrs Hunt

Object

DM43.4

541

I am writing to object to:

The use of the following five sites for housing:

- Land at Poppy Lane reference number 128
- Stroud Green Pumping Station, 140 Primrose Lane reference number 504
- Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541
- Land to the west of Shirley Oaks Road reference number 542
- Land to the rear of 5-13 Honeysuckle Gardens reference number 548

If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.

People buy property on Shirley Oaks Village because of the green open spaces, the peace and tranquillity, the beautiful old Oak Trees. You cannot suddenly take that away these surroundings; people have spent hard earned money to live on this Village. Residents also pay for maintaining these green open spaces. The service road will not take any more traffic; two buses can hardly pass, and indeed were not supposed to drive round the estate together because of the small service road. There is a hospital and ambulance station on the estate, and any increase in traffic will interfere with their services.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2737/01/008/DM43.4/O	C Banks	Object		DM43.4 541	We are writing to object to the use of the following five sites for housing - Land at Poppy Lane, reference number 128 - Stroud Green Pumping Station, 140 Primrose Lane, ref no. 504 - Lane to the East of Shirley Oaks Road and to the rear of Beech House and ash House reference number 541. - Land to the west of Shirley Oaks Road, ref number 542. - Land to the rear of 5-13 Honeysuckle Gardens, ref number 548. If council will not keep them as metropolitan open land, these sites should at least be designated as green spaces.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2740/01/002/DM43.4/O	Mr Ian K White	Object		DM43.4 541	I object to the use of the Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541 for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2742/01/008/DM43.4/O	Mr E Tilly	Object	Soundness - Justified	DM43.4 541	Object to this site as building on it would lead to a loss of greenspace between Shirley oaks and the surrounding area	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2745/01/006/DM43.4/O	Mrs Frances Pearce	Object	Soundness - Justified	DM43.4 541	I am writing regarding the Council's plans for a massive redevelopment in the Shirley Area. More houses mean more traffic on our already crowded roads. I no longer go into Croydon because of the journey times. How long would it be before the Council considered bringing in a congestion charge. When you build all these properties do you consider the local amenities and the effect that more people would have on these. Where are the school places for all of these children? Regarding doctors. Unless it is an emergency I have to wait at least a week for an appointment. This waiting time can only increase if there are more patients. Is it the Council's policy to build over green belt land to the detriment of locals? I sincerely hope not. I think you need to seriously reconsider these plans.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2758/01/009/DM43.4/O Mr David Jenner

Object

DM43.4  
541

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

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2764/14/004/DM43.4/O Mr Derek Ritson  
Monks Orchard Residents Associa

Object Soundness - DM43.4  
Justified 541

These open spaces are collectively designated as Metropolitan Open Land. It would be disastrous to lose a link in this chain.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

**THE SHIRLEY GREEN CHAIN**  
The green open spaces of Shirley Oaks Village provide several links in the Shirley Green Chain. This chain starts at the South Norwood Country Park in the north and runs south through Ryland Fields, Long Lane Woods, Ashburton Playing Fields, the open spaces of Shirley Oaks Village, Trinity School playing fields, Shirley Park Golf Course and up to the Shirley Hills. From there the Green Chain continues through Heathfield, Bramley Bank Nature Reserve, Littleheath Woods and via Selsdon Park to Kings Wood at Hamsey Green. These open spaces are collectively designated as Metropolitan Open Land. It would be disastrous to lose a link in this chain.

**Planning Policy Guidance Note 9**  
This guidance stresses the importance of nature conservation, not only on nationally important sites, but also suggests that many urban sites for nature conservation have enhanced local importance as a consequence of the relative lack of wildlife sites in built up areas. Statutory and nonstatutory sites which provide wildlife corridors, links or stepping stones from one habitat site to another, all help to form a network necessary to endure the maintenance of the current range and diversity of our flora and fauna.

The Green Spaces in Shirley Oaks were designated as Metropolitan Open Land and today still meet the criteria for this protection. The sites (1) contain conservation and habitat interest of value at a metropolitan level and (2) forms part of the Shirley Green Chain. These are two of the criteria for Metropolitan Open Land. The Green Spaces in Shirley Oaks Village were designated as Metropolitan Open Land and today still meet the criteria for this protection.

The sites (1) contain conservation and habitat interest of value at a metropolitan level and (2) form part of the Shirley Green Chain. These are two of the criteria for Metropolitan Open Land.

These sites possibly have a section 52 agreement, and are part of ownerships shared by each of the Shirley Oaks Village residents.

Re-designation of MOL falls foul of

the London Plan.

Existing dwellings to be retained or demolished? If retained the Site Area should be adjusted to take account of the existing dwellings: The Lodge, Beech House & Ash House? On the East site And the Synagogue and the two house (can't read their names) on the West side.

Infrastructure not specified to support development.

Schools are oversubscribed; GP Surgeries oversubscribed

Road system could not cope with the increase in traffic during peak travel times

Area has high water table and is subject to flooding.

London Plan

POLICY 7.17 METROPOLITAN OPEN LAND  
Strategic

A The Mayor strongly supports the current extent of Metropolitan Open Land (MOL), its extension in appropriate circumstances and its protection from development having an adverse impact on the openness of MOL.

Planning decisions

B The strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt.

Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL.

LDF preparation

C Any alterations to the boundary of MOL should be undertaken by Boroughs through the LDF process, in consultation with the Mayor and adjoining authorities.

D To designate land as MOL

boroughs need to establish that the land meets at least one of the following criteria:

- a) it contributes to the physical structure of London by being clearly distinguishable from the built up area
- b) it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
- c) it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan valued it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.

The London Plan 7.56  
 The policy guidance of paragraphs 79-92 of the NPPF on Green Belts applies equally to Metropolitan Open Land (MOL). MOL has an important role to play as part of London's multifunctional green infrastructure and the Mayor is keen to see improvements in its overall quality and accessibility. Such improvements are likely to help human health, biodiversity and quality of life. Development that involves the loss of MOL in return for the creation of new open space elsewhere will not be considered appropriate. Appropriate development should be limited to small scale structures to support outdoor open space uses and minimise any adverse impact on the openness of MOL. Green chains are important to London's open space network, recreation and biodiversity. They consist of footpaths and the open spaces that they link, which are accessible to the public. The open spaces and links within a Green Chain should be designated as MOL due to their London-wide importance.

2775/01/042/DM43.4/O	Cllr Tim Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 541	Site 541, Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road, is identified as suitable for 80-215 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Verdayne Avenue and Firsby Avenue.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2776/01/042/DM43.4/O	Cllr Helen Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 541	Site 541, Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road, is identified as suitable for 80-215 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Verdayne Avenue and Firsby Avenue.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2791/03/002/DM43.4/O	Peter Staveley	Object		DM43.4 541	The preferred approach is not the most appropriate for Croydon to meet the Strategic Objectives- the land is current Green Belt or Metropolitan Open Land or otherwise designated green land and should not be built on. I disagree that it "does not contribute to the physical structure of London". Just because it has no facilities does not mean that it is not an asset to the life of London. Yes, it is deliverable but should not be delivered on that land. No, it is not sustainable because it removes the need for green space for future generations.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2812/01/042/DM43.4/O	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 541	Site 541, Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road, is identified as suitable for 80-215 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Verdayne Avenue and Firsby Avenue.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2829/01/042/DM43.4/O	Cllr Margaret Mead <i>Croydon Council</i>	Object	Soundness - Justified	DM43.4 541	Site 541, Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road, is identified as suitable for 80-215 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Verdayne Avenue and Firsby Avenue.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2841/01/029/DM43.4/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object		DM43.4 541	Site 541, Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road, is identified as suitable for 80-215 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Verdayne Avenue and Firsby Avenue;	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2842/01/042/DM43.4/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 541	Site 541, Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road, is identified as suitable for 80-215 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Verdayne Avenue and Firsby Avenue.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2857/01/006/DM43.4/C	Philip Talmage			DM43.4 541	Residential development on either side of Shirley Oaks Road and around Shirley Oaks Village (reference numbers 128, 504, 541, 542, 548 on Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals) This is Metropolitan Open Land which is accorded the same level of statutory protection as the Green Belt. Changing this designation in order to allow building amounts to an abuse of the planning process. The area is liable to localised flooding, which anyway makes it unsuitable for residential housing. There appears to be no provision for additional infrastructure which would support the building of up to 750 new homes. In particular, local roads are already inadequate; morning traffic queues are already common in this area, especially towards the town centre. The proposals cannot but fundamentally alter the character of this part of Shirley, again, for the worse	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2879/01/004/DM43.4/C	Mr Roy Saunders			DM43.4 541	object to the development at the rear of Beech House and Ash House as it is protected land as MOL	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2904/03/001/DM43.4/O	Mrs C E Wilson	Object	DM43.4 541	The site is owned by Shirley Oaks Management Company. The site is currently designated MOL. There is a legal agreement which relates to the land and identifies an area of which the site is part. It requires that the site be transferred to a management company and beheld as amenity open space. The company is the successor in the title to the original developer. The Section 52 agreement prevents development of the site and therefore it is not deliverable. The MOL designation should remain. Should the decision to de-designate the site as MOL, it should be designated at local green space. Development of the site would not comply with the NPPF nor would it be sustainable development for the reasons set out above and those identified in respect to the objection to Policy SP7. The highway network is already at saturation point and in any event any proposed residential development would generate an unacceptable amount of traffic. The site has a high water table.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2905/04/001/DM43.4/O	Mr S F A Wilson	Object	DM43.4 541	The site is owned by Shirley Oaks Management Company. The site is currently designated MOL. There is a legal agreement which relates to the land and identifies an area of which the site is part. It requires that the site be transferred to a management company and beheld as amenity open space. The company is the successor in the title to the original developer. The Section 52 agreement prevents development of the site and therefore it is not deliverable. The MOL designation should remain. Should the decision to de-designate the site as MOL, it should be designated at local green space. Development of the site would not comply with the NPPF nor would it be sustainable development for the reasons set out above and those identified in respect to the objection to Policy SP7. The highway network is already at saturation point and in any event any proposed residential development would generate an unacceptable amount of traffic. The site has a high water table.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2910/02/004/DM43.4/O Ms Debbie Butler

Object Soundness - DM43.4  
Justified 541

I object to the use of the following five sites for housing:  
•Land at Poppy Lane reference number 128;  
•Stroud Green Pumping Station, 140 Primrose Lane reference number 504;  
•Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;  
•Land to the west of Shirley Oaks Road reference number 542; and  
•Land to the rear of 5-13 Honeysuckle Gardens reference number 548;  
If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

I write concerning Croydon Council's proposals contained in the consultation document of the Croydon Local Plan that includes the re-designation of Metropolitan Open Land in Shirley and specifically within the confines of Shirley Oaks. I consider these proposals and others listed above to be inappropriate as they would significantly change the character of the area in which I have lived all 61 years of my life and I wish to add my voice to those already expressing concerns and objections about these proposals.

I strongly object to the proposal to re-designate Metropolitan Open Land to facilitate the building of new homes on land in Shirley Oaks and the provision of temporary or permanent traveller/gypsy sites in areas that are acknowledged by the Council to be in the green belt at Coombe Farm and Coombe Lodge Nurseries in Conduit Lane.

These proposals are totally out of keeping with the character of the area which predominantly comprise owner-occupied semi and detached homes. Surely areas considered to be brownfield sites are more appropriate than the unacceptable use of Metropolitan Open Land?

The proposals affecting the area surrounding Shirley Library are also of concern as this would adversely change the character of the area and potentially result in the establishment of additional unsightly car- parking sites on the south side of Wickham Road, similar to that at the front of the Shirley Medical Centre at 370 Wickham Road.

2924/01/006/DM43.4/O	Mr Roohi F Khan	Object		DM43.4 541	<p>These areas allowed by Shirley Oaks Management Ltd. 488 residents are shareholders In this company. This land was transferred to the above company In1985 and designated as open amenity land by CroydonCouncH for use of residents as the gardens of the dwellings built by Heron Homes were very small</p> <p>These areas of open amenity land are fully utflfsed by the residents andothers for recreation and leisure and are clearly Identffled as private land. High density buildingIn these areas would result In lack of pleasure ancUeisure amenttty for present residents, Increase trafffC congestion and an Increased risk to res dents personalsafety and health espedaUy throuah high poflution levels.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2931/01/008/DM43.4/O	Mr John Newman	Object		DM43.4 541	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2948/02/003/DM43.4/O	Mrs Carolyn Dare	Object	Soundness - Justified	DM43.4 541	I raise strong objection to the allocation of this site for development. I am a shareholder in Shirley Oaks Management Company which owns the land and maintains it. I pay a quarterly charge towards its upkeep. The traffic is already too much for the road through the village. Please do not allow our village to be destroyed.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2948/01/003/DM43.4/O	Mrs Carolyn Dare	Object	Soundness - Justified	DM43.4 541	I raise strong objection to the allocation of this site for development. I am a shareholder in Shirley Oaks Management Company which owns the land and maintains it. I pay a quarterly charge towards its upkeep. The traffic is already too much for the road through the village. Please do not allow our village to be destroyed.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

The proposal to build new houses in Shirley Oaks Road does not fall within the Strategic Objectives because:-  
Objective 2: This development will not Foster an environment where existing enterprise can prosper, but will reduce enterprise  
Objective 4: This development will not reduce social, economic and environmental deprivation. It will not reduce unemployment, improve skills and education and improve environmental conditions, the development is not in keeping with the surrounding area.  
Objective 5: This development is not high quality and will not enhance the borough's natural environment but will reduce the natural environment by turning a green area into housing  
Objective 7: This development will reduce the area as a safe, healthy and cohesive community but making the area overcrowded with residential property  
Objective 10: This development will reduce the quality and accessibility of green space and nature.  
This proposed development of new housing in Shirley Oak Road is not within keeping of the current development within this area. Shirley comprises of large semi and detached houses with large green areas. This development is in no way in keeping with housing in the area. Changing a green area to an area of residential housing will cause harm and reduce the outlook of the area and is not in keeping with the surrounding area  
Building a travelers site will increase noise levels and ruin the character of the area and this development would overwhelm this green area.  
Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.  
This development would diminish the area of green fields and recreational land within the area.

this development will compromise the ability of future generations to meet their own needs. The development will change the outlook and community within the South Croydon area and future generation will suffer because of this.

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2969/01/002/DM43.4/O	Mrs Janet Hills	Object	Soundness - Justified	DM43.4 541	<p>This cannot be allowed :-</p> <p>1) I own pt the Land and am not prepared to sell my Share !</p> <p>2) This open pastureland is used by children (playing) and dog walkers from other parts of Shirley. I know this because friends of mine walk their dogs - and pick up their 'litter'. We're all being encouraged to exercise more yet you're taking away the possibilities of doing so on our own 'home ground' !.</p> <p>3) It will grossly decrease the value of my property. !!!</p> <p>4) I am in my 70's (I moved here 8 yrs ago because of the tranquility) and haven't the energy to move again !</p> <p>5) The Wickham Road is already congested a lot of the time, I can't imagine what it'll be like with the introduction of 750 'new builds' on Shirley Oaks + the plans for altering other parts of Shirley.</p> <p>6) There are wild birds, and animals, living here as well as us you know !!</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2974/01/005/DM43.4/O	Jane Bowden	Object	Soundness - Justified	DM43.4 541	<p>2) I understand that the Council are seeking to de-designate various pieces of land on either side of Shirley Oaks Road and around Shirley Oaks village, so that it is no longer Metropolitan Open Land, with a view to potentially building between 304 and 751 new homes. (Reference numbers 128, 504, 541, 542 &amp; 548). Open, green land is essential to maintain a pleasant living area, and to maintain the character of the area. In addition, this number of additional dwellings would seriously overwhelm the local infrastructure. In particular, the local road infrastructure could not cope with the additional traffic.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3001/01/006/DM43.4/O	Mr John Helen	Object		DM43.4 541	<p>land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 541);</p> <p>I will be objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.</p> <p>I am happy for the Council to replace under-used garages with much-needed homes, but I will be objecting to building on precious open space.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3002/01/006/DM43.4/O	Mr John Hitchcock	Object	DM43.4 541	<p>Our family has lived on Shirley Oaks Village approx 20 years ago and understood the village to be a Private estate and I am writing to object to the de-designation of the open land around the village and to the use of five sites for housing.</p> <p>The land rightfully belongs to the residents, the area and roads will become congested and property values will decrease.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
3005/01/003/DM43.4/O	Mr John Roberts	Object	DM43.4 541	<p>I am writing to object to: The use of the Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House, reference number 541 for housing:</p> <p>If the Council will not keep these areas as Metropolitan Open Land, these 5 sites should at least be designated as Local Green Space.</p> <p>My objections are based on the following:</p> <ul style="list-style-type: none"> <li>i. The change in local designation and subsequent development would lead to a material reduction to an important green space and amenity within a basically urban area,</li> <li>ii. The effect and congestion on the local infra-structure which would be caused by the building of more housing to an already densely developed site,</li> <li>iii. The effect on existing property values of property to Shirley Oaks and surrounding areas caused by the reduced amenity and congestion.</li> </ul> <p>I urge that the Council should take these and other objections in consideration and not continue with their plans to re-designate the areas described above</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

3010/01/006/DM43.4/O	Mr Joseph Rowe	Object	Soundness - Justified	DM43.4 541	<p>Land currently designated as Metropolitan Open Land at Poppy Lane, Stroud Green Pumping Station, to the east of Shirley Oaks Road, to the west of Shirley Oaks Road and to the rear of 5-13 Honeysuckle Gardens has been identified as suitable for up to 741 homes (pages 445-446, 451-452, 453-454, 455-456, 457-458 Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference numbers 128, 504, 541, 542 and 548).</p> <p>I object to these proposals on the grounds that:</p> <p>□This land is designated as Metropolitan Open Land and there is no justification for re designation. An increase of up to 741 homes on this land would put local services including schools, transport and already crowded roads under further pressure.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
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3017/01/005/DM43.4/O	Mr Chris Connor	Object	Soundness - Justified	DM43.4 541	<p>2. REF:128, REF:504, REF:541, REF:542, REF:548 (Shirley Oaks Village)</p> <p>Once the area surrounding Shirley Oaks Village is re-designated the Council plans to build 751 homes on 5 separate sites. Supposing the average house is for 4 people, 3000 people in total will move to the area. The housing will attract families - potentially half being children. The Council mention no where in their 700 page document about the building of new schools (primary and secondary) nor the building of doctor surgeries, nor the expanding of the local shopping area let alone the already stretched local road infrastructure. Our local area can't cope as it is - St John's primary school has applied for an extension to cope with the current demand on its places. During rush hour buses frequently don't stop at bus stops because they are full. Traffic is often diverted down our road, Shirley Church Road, if there is an accident on Wickham Road or Gravel Hill. The dual carriage way (Shirley Park) is crawling along during rush hour. The council are planning to add another 1000 plus cars to this equation. Shirley is often described according to estate agents as leafy, popular, excellent schools. By building 751 more homes the character of the area will change completely.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
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3018/01/006/DM43.4/O	Chris Lynam	Object		DM43.4 541	I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least designated as Local Green Space, for its protection from development. This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form. Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over-subscribed as well as the already-stretched social and healthcare facilities would be overloaded.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3028/01/006/DM43.4/O	Mr Nick Barnes	Object	Soundness - Justified	DM43.4 541	Having read both local plans for the shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.  None of these plans will benefit Shirley and I object to them all.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3029/01/004/DM43.4/O	Mr Paul Newton <i>Addington Village Residents Assoc</i>	Object	Soundness - Justified	DM43.4 541	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3041/01/003/DM43.4/O	Sarah Minter	Object		DM43.4 541	I strongly object to the proposed development plans for the Shirley Area. I have lived here all my life and have seen a steady influx of people, and a massive reduction in the green space in the area. The roads are already far too congested and the social infrastructure is already struggling to cope with the number of residents. There are many areas in the Croydon borough much more suited to such large scale development. I am thinking particularly of areas around Purley Way. There are also many brown field sites in the borough that could be put to more effective use as housing without affecting the green areas. I guess the council prefers to redevelop the green areas rather than the brown field areas due to cost. As I said I do not want my local area turned into a concrete jungle where there is nowhere for people to relax in the open.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3047/01/004/DM43.4/O	Mr Brian Jacobs	Object	Soundness - Justified	DM43.4 541	I am writing to object to all the proposed changes and plans affecting the Shirley neighbourhood as advised to me by Gavin Barwell and the Executive Committee of Spring Park Residents Association. 1) I object strongly to any plans to change the definition of existing land and use. 2) When dealing with the further extension of Shirley Oaks site I am disturbed by the fact there are just two access points i.e.. Shirley Road and Wickham Road the later being onto the A232 which is very busy all day and particularly during rush hour periods, when traffic backs up westwards to the Shirley Road roundabout and beyond. 3) The proposals for Shirley Oaks, given to me indicate land being suitable for between 304 and 751 additional homes. As many properties nowadays have at least one car this will have a serious additional congestion to Shirley and Wickham Roads. 4) Additionally, development of this size would have a serious demand on existing schools (primary particularly), doctors and other local	I am writing to object to all the proposed changes and plans affecting the Shirley neighbourhood	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3072/01/006/DM43.4/O	Christine McCarthy	Object		DM43.4 541	I object to all the proposals set out for new housing and travellers sites in Shirley. I feel it will ruin the area by taking up all the open spaces.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3076/01/006/DM43.4/O Claire Hunt	Object	DM43.4 541	<p>I am writing to express my objection to the proposals of development to the Shirley oaks estate, on website <a href="http://www.croydon.gov.uk/policiesmap">www.croydon.gov.uk/policiesmap</a> on "Changes to the policy Map 43" those being:-</p> <ul style="list-style-type: none"> <li>□□Ref:541. Shirley oaks road East side, up to 215 new homes!!!</li> <li>□□Ref:542. Shirley oaks road west side, up to 236 new homes!!!</li> <li>□□Ref:548. Land rear of honeysuckle gardens, up to 125 new homes!!!!</li> <li>□□Ref:128. Poppy lane, up to 107 new homes!!</li> <li>□□Ref:504. Up to 68 new homes or gypsy site at the water board HQ, primrose lane!!!!!!!!!!!!</li> </ul> <p>I brought my home on 5 Flag Close, Shirley Oaks, Surrey, CR0 8XT as it was on a green and pleasant estate and on the understanding this land was designated to us as because of our undersized gardens. We were told this land would never be built on and each of the properties on the estate are shareholders of this land as it was designated "amenity open land" by the Croydon council and transferred to our management company.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
3080/01/005/DM43.4/O Mr John Mills	Object	DM43.4 541	<p>I object to the use of the site for housing. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

3087/01/009/DM43.4/O	Mrs Halina Tutt	Object	DM43.4 541	This lovely part of Croydon seems to be the worst affected by the Council's proposals. Croydon Council plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village. Metropolitan Open Land has the same protection from development as the Green Belt. The Council are proposing to remove this designation so that most of this land can be used for new housing. I am objecting to the decision to de-designate this land as Metropolitan Open Land. If the Council won't keep it as such, it should at least designate it as Local Green Space so that it has some protection. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, but trust me, the local roads couldn't cope with the additional traffic. If you ever travel on Wickham Road, Addiscombe Road or Lower Addiscombe Road at rush hour you will agree with me. The traffic is already horrendous and more housing would simply treble this problem.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3093/01/003/DM43.4/O	Mr Paul Grosser	Object	DM43.4 541	The planning permissions proposals below I object to ref 541 I have friends who live in Shirley oaks village and I know them and myself along with many others all object to the proposals to build on the green areas. This grass area is used by many and would totally change the area if built on and we don't want it. Part of the charm of this area is those green areas and it has something that you don't find often in Croydon so please let us keep the green areas as we all object to them being built	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3097/01/006/DM43.4/O	Mr Ben Lynam	Object	DM43.4 541	I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least designated as Local Green Space, for its protection from development. This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form. Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over-subscribed as well as the already-stretched social and healthcare facilities would be overloaded.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3098/01/003/DM43.4/O	Mr Derrick Thurley	Object	DM43.4 541	<p>1De-designation of the Metropolitan Open Land around Shirley Oaks Village thus enabling the following sites to be built on.</p> <p>a)Policy DM43, Reference 128 Land to build 51 to 107 homes in Poppy Lane</p> <p>b)Policy DM43, Reference 504 Land to build 26 to 68 homes at Stroud Green Pumping Station, 140 Primrose Lane including conversion of the pumping station</p> <p>c)Policy DM43, Reference 541 Land to build 80 to 215 homes to the east of Shirley road and rear of Beech House</p> <p>d)Policy DM43, Reference 542 Land to build 88 to 236 homes to the west of Shirley Oaks Road</p> <p>e)Policy DM43, Reference 548 Land to build 5 to 13 homes to the rear of 5 to 13 Honeysuckle Gardens</p> <p>This entails loss of green space, changing the character of the area and local road infrastructure unable to cope.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3101/01/002/DM43.4/O	Mrs B McLean	Object	DM43.4 541	It is of great shock to me that this is threatened and I hope that this can be lifted.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3102/02/005/DM43.4/O	Mr Richard Horton	Object	DM43.4 541	I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3109/01/005/DM43.4/O	Mr Dominic Quinn <i>A3 Architecture London LTD</i>	Object	DM43.4 541	Object to the dedesignation of MOL around Shirley Oaks Village as it will change the character of the area.If they are not MOL they should at least be Local Open Land. Building Houses on them would lead to the loss of avital green corridor and set a precedent	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

I am writing to lodge my objection to some of the proposals contained in the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals.  
In particular:  
1. Shirley Oaks  
The proposal to re-designate the Metropolitan Open Land on Shirley Oaks Road and around Shirley Oaks Village so that it can be used for new housing (page 68, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals).  
My main objections are:  
This would result in the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area.  
The local road network could not cope with the additional traffic.  
Insufficient local infrastructure to cope with the increased population.  
Conclusion  
The proposals I have highlighted can only be viewed as negative. If adopted, they will increase the local population - and the density of that population - without providing any supporting infrastructure. The new residents from the planned apartment blocks and traveller sites will need additional public services such as schools, medical services and shops. Older residents will give way to young families who require greater social support, yet no additional resources are identified to help manage the changing demographic. Traffic congestion along already busy roads will increase, as will pollution and accident black-spots. The few remaining green spaces will disappear. Overall, the proposals signal a reduction in the quality of life for both the existing residents and the newcomer

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3133/01/006/DM43.4/O	Carolyn Heath	Object	DM43.4 541	<p>I am writing to object to:</p> <p>1. The use of the following locations as gypsy and traveller sites:</p> <ul style="list-style-type: none"> <li>•Coombe Lodge Nurseries (site ref 661)</li> <li>•Coombe Farm off Oaks Road (site ref 502)</li> <li>•Poppy Lane (site ref 128)</li> <li>•Stroud Green Pumping Station (site ref 504)</li> <li>•Shirley Oaks Road/Beech House (site ref 541)</li> <li>•Shirley Oaks Road (site ref 542)</li> <li>•Honeysuckle Gardens (site ref 548)</li> <li>•Pear Tree Farm &amp; Pear Tree Cottage (site ref 755)</li> </ul> <p>All areas provide vital green space in already densely populated areas, and there is insufficient infrastructure to cope with the additional traffic/population. Some of these areas are in the Green Belt, others are in Metropolitan Open Land. They would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3137/01/002/DM43.4/O	Clive Smith	Object	DM43.4 541	<p>6 marigold way cr08yd objects to the planning proposals which are being planned for shirley oaks village,this land rightfully belongs to the residents,leave our green areas alone.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3145/01/006/DM43.4/O	Mr David Harwood	Object	DM43.4 541	<p>(1) I object to residential development at the following sites &amp; to the policy of de-designate of metropolitan open land at the following Land at the east of Shirley Oaks Road reference no 541</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3154/01/001/DM43.4/O	Mr Graeme Monk	Object		DM43.4 541	I have read some of the planning proposals for Croydon, and I fear that some would seem to be poorly thought through. Any development around the Shirley Road area would need major road development also, which, in a major residential area would be catastrophic. Shirley Road has serious traffic congestion in both directions from the Lower Addiscombe Road to the Wickham Road; Addiscombe Road has congestion in both directions from Croydon; the Lower Addiscombe is congested from Croydon & towards Beckenham. If you add the number of houses in the green areas which you are proposing, we will have total gridlock. To think that these new developments will not own cars is living in a dream world. Buses will be in no better position to get through as there is no space for bus lanes. There are more suitable areas in Croydon for necessary housing which will cause less chaos for current residents, and a more pleasant environment for new residents.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3161/01/005/DM43.4/O	Mr Jim Cowan	Object	Soundness - Justified	DM43.4 541	I have read Gavin Barwell's assessment of policies and proposals in the Croydon Local Plan and totally agree that if implemented would destroy the character of Shirley.  The infrastructure in Shirley is already stretched to the limit and can not withstand any further burdens.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3190/01/004/DM43.4/O	Sonya Millen	Object		DM43.4 541	I am also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3193/02/005/DM43.4/O	Mr Stan Minter	Object	DM43.4 541	<p>I have major concerns over the planned development of the Shirley Area. This is currently one of the nicest areas of Croydon and you plan to swamp it with a number of housing developments and some travellers sites. This will be very detrimental to the whole area.</p> <p>I understand that nationally we need to have more accommodation for families. We need to achieve this with out destroying the whole fabric of our society. This scale of development will transform the whole area into a old fashioned "Estate".</p> <p>There are not sufficient services in the wider area to support such an influx of families.</p> <p>The road infrastructure already struggles at time and these developments will make the whole situation much worse.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
3193/01/005/DM43.4/O	Mr Stan Minter	Object	DM43.4 541	<p>I have major concerns over the planned development of the Shirley Area. This is currently one of the nicest areas of Croydon and you plan to swamp it with a number of housing developments and some travellers sites. This will be very detrimental to the whole area.</p> <p>I understand that nationally we need to have more accommodation for families. We need to achieve this with out destroying the whole fabric of our society. This scale of development will transform the whole area into a old fashioned "Estate".</p> <p>There are not sufficient services in the wider area to support such an influx of families.</p> <p>The road infrastructure already struggles at time and these developments will make the whole situation much worse.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
3204/01/004/DM43.4/O	Mr Steve Hopkins	Object	DM43.4 541	<p>As a resident of Shirley Oaks from Day one, I totally oppose any new buildings to be approved or built on my private estate.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

3208/01/004/DM43.4/O	Mr Stephen Smith	Object		DM43.4 541	1. I am writing to object to re-designation of the Metropolitan Open Land around Shirley Oaks Village and the intention to build on open sites at Poppy Lane (ref 128), Primrose Lane (ref 504), Shirley Oaks Road (refs 541 + 542) and Honeysuckle Gardens (ref 548).	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3215/01/004/DM43.4/O	Mr Steve White ASPRA	Object	Soundness - Justified	DM43.4 541	<p>I am therefore writing to formally object to:</p> <p>1.de-designation of the Metropolitan Open Land around Shirley Oaks Village;</p> <p>2.the use of the following five sites for housing:</p> <ul style="list-style-type: none"> <li>•land at Poppy Lane reference number 128;</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane reference number 504;</li> <li>•land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;</li> <li>•land to the west of Shirley Oaks Road reference number 542; and</li> <li>•land to the rear of 5-13 Honeysuckle Gardens reference number 548.</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3218/01/001/DM43.4/O	Shirley Beddoes	Object	DM43.4 541	<p>We bought our property at the original building phase in Shirley Oaks many years ago and were informed that there would be no further development in this area and that all grassed areas were to remain undeveloped and were for the use of residents and local people at leisure, further to this we have paid yearly a maintenance cost to ensure these areas were up kept for this use. This is the main reason we invested in this property. The grassed areas are in constant use and development of these areas would change the natural village atmosphere that exists here and is one of the few areas of Croydon that there is an abundance of wildlife close to an urban area. The proposed development and designation of our grass areas is unacceptable and would infringe our rights as in our original contracts with Heron homes who built the site.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3219/01/002/DM43.4/O	Mr & Mrs Nair	Object	DM43.4 541	<p>I write further to the recent proposals to develop on our green areas.</p> <p>I have been a resident for over 30yrs and strongly oppose these changes.</p> <p>Roads will be congested and property values will decline should these go ahead.</p> <p>This land is private and belongs solely to residents who have been paying maintenance charges for the upkeep of the area.</p> <p>I object to the new build on this land which will turn our quiet and safe community into an overpopulated area.</p> <p>Please reconsider these proposals as none of the residents are in support of this.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3235/01/006/DM43.4/O	Mr Peter Kenny	Object	DM43.4 541	<p>I am writing to object to The use of the following sites for housing:</p> <p>Land at Poppy Lane reference number 128</p> <p>Stroud Green Pumping Station, 140 Primrose Lane Reference number 504</p> <p>Land to the east of Shirley Oaks Road and the rear of Beech House and Ash House reference number 541</p> <p>Land to the West is Shirley Oaks Road reference number 542</p> <p>Land to the rear of 5-13 Honeysuckle Gardens reference number 548</p> <p>If the council will not keep them as Metropolitan Open Land, these five sites should be at least designated as Local Green Spaces</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3276/01/003/DM43.4/O	Mr Matthew Carey	Object	DM43.4 541	<p>The area of Shirley Oaks Village and it's adjacent road infrastructure is already at breaking point. Any slight build up of traffic seriously hinders movement for residents. The 2 main arterial routes into Croydon or towards Bromley (being wickham road &amp; lower addiscombe road) are extremely busy with traffic and often lead to extended journey times for those of us who wish to head in to one of these town centres or further afield in to London for work. As proven only yesterday when a traffic accident in the Shirley area led to a 3 hour journey home from bromley back to Shirley. The road network around here is poor. The interlink between Shirley Oaks village and it's surrounding area is poor. To add hundreds of houses within this area will only lead to increased volume of traffic on the surrounding roads and leave Shirley itself in an almost permanent state of gridlock. Shirley Oaks Road is always busy with vehicles parked up. This is due to a number of reasons;</p> <p>The excessive traffic on wickham road leading to people abandoning their vehicles to try and walk nearer to Croydon to catch a tram or bus. The unreliable 367 bus route which is often hindered by traffic or accidents outside of Shirley Oaks Village leading to people driving closer to other bus routes.</p> <p>The use of the local synagogue. Combine these issues above with the additional housing being proposed and the vehicles that come with them, Shirley Oaks will become even cut off than it already is. There are many elderly residents in this area that rely on carers (friends etc) being able to visit them. They often complain about the issues I have raised above and I can only see this getting worse should the proposals for Shirley go ahead.</p> <p>Croydon is a massive borough so there must be other areas that these proposals could be met.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
3277/01/010/DM43.4/O	Mr Terrence McCarthy	Object	DM43.4 541	<p>I object to the use of the site for housing. If the Council will not it as Metropolitan Open Land, it should at least be designated as Local Green Spaces. Building housing on it would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

3278/01/002/DM43.4/O Tracey Lewin	Object	DM43.4 541	It has been brought to my attention they there are proposals for new houses to be built on the green space behind my house in Shirley Oaks. Whilst I understand the need for new housing surely this can be built in brownfield spaces! I chose to live in my house because of the green area behind my garden, we are not over looked at all and have the trees and wildlife. I do not wish to be overlooked and have the added noise, this will have a direct input into the value of my property or are you going to compensate for the loss of value to my house? It will increase the traffic in the area and we already struggle with traffic jams in the rush hours! It is a struggle to get children into local schools now and the strain on the local Dr's surgeries are also apparent. I am strongly opposed to these proposals and would like to be kept informed of what is going on.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3279/01/005/DM43.4/O Terry Lewin	Object	DM43.4 541	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3323/01/006/DM43.4/O	Daila Bradley	Object	Soundness - Justified	DM43.4 541	<p>To help you identify my specific objections, the five proposals mentioned so far and to which I wish to object as being detrimental to the character of the area are:</p> <ul style="list-style-type: none"> <li>•the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 128);</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 504);</li> <li>•land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 541);</li> <li>•land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 542);</li> <li>and</li> <li>•land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 548).</li> </ul>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>	
3337/01/004/DM43.4/O	Mr Roger Willaimes	Object	Soundness - Justified	DM43.4 541	<p>Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.</p>	<p>If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

3354/01/005/DM43.4/O	Dr Bob Wenn	Object		DM43.4 541	I object to the site for use for housing.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3355/01/001/DM43.4/O	Mr John Mullis	Object		DM43.4 541	In response to your notices for the development of the greenfield sites on Shirley Oaks Village and the intention to change the status of this land, I make the following observations : In 1985 Croydon Council designated land within Shirley Oaks Village as "Amenity Open Land" because our gardens were small due to the layout and construction of the area by Heron Homes. This amenity land is owned collectively by the property owners who own 1 share each. The shares are held by the current trust company - First Port, who also maintain this estate. Is compulsory purchase envisaged? If a total of some 700 homes the village would need vast changes to its infrastructure to accommodate these properties. The present main road - Primrose Lane/Shirley Oaks Road is barely able to cope now - with just a single decker bus allied to a growing number of cars. There is a regular flooding problem during heavy downpours - particularly from Primrose Lane into Laburnum Gardens. The loss of a wildlife conservation area is surely against wider interests including many present owners.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3356/01/004/DM43.4/O	Mr Rishi Gohill	Object	Soundness - Justified	DM43.4 541	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3358/01/004/DM43.4/O	Joy Harris	Object	Soundness - Justified	DM43.4 541	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3369/01/001/DM43.4/O	Mr Anthony Ryder	Object		DM43.4 541	Regarding the proposal to build around Shirley Oaks Rd, I wish to register my disapproval and hope the land will remain Open Land.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3370/01/004/DM43.4/O	Claire Rutland	Object		DM43.4 541	As a shareholder of the open space in Shirley Oaks I would like to object to the proposals made in Policy Map 43.  One of the reason I bought the property was for the nice open spaces that surround the houses.  Building unnecessarily on this land will change the whole look and feel of the community of Shirley Oaks Village. We have one road in and out of the village and cramping in 700+ homes onto our lovely open space will also create congestion on the one road.  Shirley Oaks is privately owned and we take pride in our village and how it looks and will fight against these proposals.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3371/01/003/DM43.4/O	Claire Corper	Object	Soundness - Justified	DM43.4 541	To who this may concern  Ref:541 Ref:542 Ref:548 Ref:128 Ref:504  I strongly object to these plans as a resident of hazel close I am a shareholder of Shirley oaks management and feel strongly that the land be left as it is as we have very small gardens and pay for these open land areas to be kept and maintained for our use and enjoyment. Also these plans especially the ref 504 will devalue my property immensely and will downgrade the area dramatically		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

Object Soundness - DM43.4  
Effective 541

One of the requirements of the Pitt review of 2007 was for the Environment Agency to provide some warning for surface water flooding, as was already the practise for river and coastal flooding. The result was the LIDAR returns which are provided on the Environment Agency's website under 'what's in my backyard'. This shows clearly how the lie of the land amongst the Shirley Oaks Estate causes surface water to run from South to North joining another stream which runs in from the SW from Shirley road into Primrose Lane. On numerous occasions over recent wet winters we have had a constant stream of water running across the kerb into Primrose Lane which has on occasion caused substantial amounts of ice to form. No doubt your winter maintenance department could confirm this is an area where they have to regularly do spot treatments of rock salt- since they do Primrose lane as it is a bus route, when other parts of the network are totally dry and do not require treatment.

From the Pitt Review of 2007- RECOMMENDATION 7: There should be a presumption against building in high flood risk areas, in accordance with PPS2S, including giving consideration to all sources of flood risk, and ensuring that developers make a full contribution to the costs both of building and maintaining any necessary defences. Section 5.14 of the report reiterates that PP525 applies to all sources of flood risk. This states that an SFRA (surface flooding risk assessment) should assess surface water flood risk and identify critical drainage areas. Good information is therefore needed from sewerage undertakers and other sources, including local knowledge, historic flooding and risk modelling. Local authorities should ensure that SFRAs carried out on their behalf adequately address this type of flooding. I find it difficult to believe this has been done as otherwise there would have never been a suggestion of using the remaining green parts of the estate in this way.

Any increase in the built up area around the estate would thus exacerbate the already on occasion saturated surface. Having investigated in detail the benefits in the reduction of flooding by the provision of trees, I have found that Oak trees can use up to 50 gallons a day and some trees on a hot day will utilise 150-200 gallons (wiki-answers.com). Trees admittedly are

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

most effective when we are in the growing season at excess water removal, but that is also when we tend to have the most extreme rainfall events. Having looked at 'Heavy falls in a day' and 'Heavy falls in short Periods'; both produced in part for British Rainfall by the Met Office (my employer); I have found that invariably the most extreme rainfall happens in SE England between June and September. This is just when a tree is in full leaf so not only intercepts falling rain by the size of its canopy, but also as it is growing, that rain which reaches the soil is quickly extracted for use in the tree's transpiration. Preliminary research results from the University of Manchester indicate that trees can reduce runoff by as much as 80% compared to asphalt. Thus the best way to alleviate summer extreme rainfall surface water flooding is not to remove trees.

The soil on which Shirley Oaks is located is of a clay type and is therefore impervious: another reason why it reacts to surface water flooding the way it does. The large area of grassland is ideal for 'making room for water' as a water storage area, thus to remove this pooling facility will mean the rain will have to find somewhere else to go, which would inevitably mean flooding for Shirley Oaks residents. Also I have learned, from Meteorological Office memorandum No 80-the properties of soils in NW Europe; that the root system of grassland provides a channel through which some rainfall does manage to slowly percolate through beneath the surface even with clay soils. However, without the grassland root system the water just tends to form bodies of water lying on the surface. This effect of our grassland is very helpful in alleviating the surface water flooding in winter, which occurs when prolonged rainfall totally saturates the area, and the trees are no longer as effective at its removal.

So in conclusion  
- We need trees to mitigate effects of extreme rainfall in summer, something which will become increasingly frequent with global warming.  
- We need open grassland for water to accumulate in winter when trees are less effective at water removal from the system, whilst in addition their root systems help to aid percolation beneath the soil reducing surface flooding. Over the last 40 years winter rainfall has been increasing throughout the UK.  
- Soil behaviours also dictate risk of

flooding. We have issues because:  
 1) We are on a clay soil type so low permeability and heavy rain does not soak in but floods.  
 2) We are on sloping ground with tendency for run off to flow south to north across the site.  
 3) We, also because of having a clay soil, have a high water table, so in winter many areas of the site are wet and all parts stay damp throughout. Thus water-logging very quickly occurs and there would with the proposed building work be less and less places for the water to flow to.

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3377/01/002/DM43.4/O	Mr Stuart Day	Object	DM43.4 541	I am writing to you to object to the councils planned proposals Ref:541 Ref:542 Ref:548 Ref:128 Ref:504	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
				;; I moved to the area with the understanding that the grass areas had protection from being built upon and I strongly object to the council proposing the new developments as referenced above. This will make the area I live in with my family crowded and I bought my property with the understanding that the grass areas would not be built on		

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Object	Soundness - Justified	DM43.4 541	<p>First, the Council plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village (page 68, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals). Metropolitan Open Land has the same protection from development as the Green Belt. The Council is proposing to remove this designation so that most of this land can be used for new housing. The draft Local Plan identifies five sites:</p> <ul style="list-style-type: none"> <li>•the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 128);</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 504);</li> <li>•land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 541);</li> <li>•land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 542); and</li> <li>•land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 548).</li> </ul> <p>I will be objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.

3381/01/006/DM43.4/O	Mr Daniel James	Object	DM43.4 541	<p>I am writing to object to the councils proposition to allow the development at the following sites:-Ref: 541, 542, 548, 128 and 504 in Shirley Oaks Village</p> <p>I have only lived on Shirley oaks for 5 years, but one of the things I love the most is walking my children over to the grass areas so they can play. As you probably already know, our gardens are quite small so it's really nice to have space to take full advantage of. Another thing that disappoints me, is that one of the selling points of our house, is the fact that all the land around the estate is protected from building on. I strongly disagree with any of your plans to build upon this land, and along with other Shirley oaks residents will do my best to get our voices heard.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
3391/01/003/DM43.4/O	Ms Aileen Deeney	Object	DM43.4 541	<p>As a resident of Shirley Oaks Village, I wish to register my objection to the above proposals to allow the development of new homes on the designated Amenity Open Land which is available for my use and that of my fellow residents. This use was allowed by Croydon Council because of the undersized gardens which is a negative feature of the current development and which hinders enjoyment and comfort of my property. For example, it is not possible for children to play with footballs/other toys /play noisily,without disturbing the adjoining and physically very close neighbours. You are no doubt aware that there are no nearby children's parks. Also my garden can easily be overlooked by at least 4 sets of neighbours and which I believe is typical of the other gardens on the development. Having the Amenity Open Land available is some compensation for the above lack of privacy and if it was to be withdrawn it would have a detrimental impact on family life.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

3394/01/001/DM43.4/O	Mr Alan Heathcote	Object		DM43.4 541	This is to object strongly to your ill-conceived proposals for high density dwellings on greenbelt parkland, on existing semi-detached housing areas, and gardens in the Shirley Oaks / Library regions. Also for travellers sites in the vicinity of Coombe farm. All as outlined in Gavin Barwell's email.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3396/01/002/DM43.4/O	Ms A Pavon-Lopez	Object		DM43.4 541	I object to the use of the site for housing.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3404/01/003/DM43.4/O	Mr & Mrs Cyril Nazareth	Object		DM43.4 541	As a resident of Croydon Borough and in particular Shirley Oaks, I am contacting you to voice my objection to the following development proposals: Ref 541 Shirley Oaks Road East Side		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3414/01/004/DM43.4/O	Mr Chris McInerney	Object	Soundness - Justified	DM43.4 541	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3428/01/004/DM43.4/O	Mr Daniel Nuthall	Object	DM43.4 541	<p>I would like to object to the following Metropolitan open land proposals - Poppy Lane - Ref 128 -Stroud Green Pumping Station - Ref 504 -Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House - ref 541 -land to the west of Shirley Road ref 542 -land to the rear of 5-13 Honeysuckle Gardens ref 548. The Metropolitan land provide several links in the Shirley Garden Chain.</p> <p>Under the Planning Policy Guidance Note 9 the importance of nature conservation is stressed. This combined with the extra traffic seems unacceptable. Three of the proposed sites are owned by the residents of Shirley Oaks Village of which my house backs onto. We have several friends that live there all of which have raised the problems regarding such a development.</p> <p>The three areas are  - Ref 541 - land east of Shirley Oaks Road  - Ref 542 - land west of Shirley Oaks Road  - Ref 548 - land to the rear of 5-13 Honeysuckle Gardens</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3430/01/042/DM43.4/O	Mr Donald Speakman	Object	Soundness - Justified DM43.4 541	<p>Site 541, Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road, is identified as suitable for 80-215 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Verdayne Avenue and Firsby Avenue.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3431/01/003/DM43.4/O	Mr David Wilson	Object	DM43.4 541	<p>We wish to object in the strongest terms to the plans being discussed regarding the proposed development of land for new housing in the Shirley area, specifically the building of Gypsy/Traveller sites on our doorstep, and the inherent increase in crime and ant-social behaviour that always follows, and can be seen in many examples nationally. Not only this, but the whole 'Village' feel of the area will be completely obliterated, and the very things that attracted us to move to Shirley (off Orchard Ave) will be no more. Of course people need a place to live and raise families, but time and again we have seen the resultant decline of neighbourhoods, with rubbish, noise and theft frequent occurrences. We urge you to think again and take heed of Gavin Barwells very real concerns, and those of what I'm sure are many of his constituents, and other Shirley dwellers. We are particularly concerned that you should take into account the fears of ordinary hard working people like us, who want to enjoy life (we're not 'oldies') in a pleasant community, and think again about the following proposals;</p> <p>- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 541);</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
3438/01/005/DM43.4/O	Mr D Lane	Object	DM43.4 541	<p>I object to the use of Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House for housing. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

3445/01/004/DM43.4/O	Mr E King OBE	Object	Soundness - Justified	DM43.4 541	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3449/01/006/DM43.4/O	Mrs E Thomas	Object		DM43.4 541	I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3453/01/004/DM43.4/O	Mr & Mrs Proctor	Object		DM43.4 541	We are writing to object most strongly to the Croydon Council's Local Plan for housing on Green Belt land, with particular reference to Shirley.  Our Green Belt should be protected at all costs and brown field sites must be targetted. In this respect, we support our MP Gavin Barwell's objections, which you will doubtless have received.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3461/01/005/DM43.4/O	Mr F Kurum	Object		DM43.4 541	I am writing to object to the use of the following five sites for housing: - land at poppy lane (128) - Stroud Green pumping station, 140 Primrose Lane (504) - land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House (541) - Land to the west of Shirley Oaks road (542) - Land to the rear of 5-13 Honeysuckle Gardens (938) If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Space.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3464/01/001/DM43.4/O	Frances Pickering	Object	Soundness - Justified	DM43.4 541	I would like to oppose the redevelopment of Shirley Oaks Village most strongly , we brought our property 8 years ago and were told that no further building would happen as our property runs along the side of one of your proposed sights . My understanding was that we paid a quarterly maintenance for the up keep of our surrounding therefore making us shareholders of the estate nobody to date has said anything to us as shareholders except the posters on lamppost , a couple of years ago we had to pay extra to keep gypsy out of our village now you are proposing to invite them to come and live with us . Croydon is not a nice place to live and the only escape we have is our home and now you want to take that away from us . The development would have a fast impact on the schooling ,utility's hospital ect in the area where and when will this all stop we pay our rates are law abiding citizens and feel all you are interested in is destroying all we have worked hard for.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3465/01/006/DM43.4/O	Mr & Mrs Hobbs	Object		DM43.4 541	I am writing to you to object to the use of the following sites for housing development. •The land at Poppy Lane. Ref. No. 128 •Strudwick Green Pumping Station. Ref. No.504 •Land to the east of Shirley Oaks Road and rear of Beech and Ash House. Ref no. 541 •Land to the west of Shirley Oaks Road. Ref no. 542 •Land to rear of part of Honey Suckle Gardens. Ref no. 548	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3473/01/002/DM43.4/O	Mr Dave Brown	Object		DM43.4 541	I object to the these proposals to build on the land ref 541, the land should be left as it is.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3482/01/003/DM43.4/O Sheila Desmond

Object Soundness - DM43.4  
Justified 541

Ref 541  
Ref 542  
Ref 548  
Ref 128  
Ref 504  
I wish to lodge a serious objection to the proposals for the building of houses on Shirley Oaks Village That name speaks for itself I have lived on Shirley Oaks Village for 30 years and during that time have paid the management company a contribution to maintain the The amenity open Land The residents each own a share of the Land and over the years the open areas have been enjoyed by families for games walking and enjoying the lovely trees not to mention the wildlife When the land was sold by Lambeth in 1984 the intention was to create a village !! Has any thought been given to the effect on the infrastructure by adding 751 properties? the pressures on the roads in particular.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

The proposal to build new houses in Shirley Oaks Road does not fall within the Strategic Objectives because:-

Objective 2: This development will not Foster an environment where existing enterprise can prosper, but will reduce enterprise

Objective 4: This development will not reduce social, economic and environmental deprivation. It will not reduce unemployment, improve skills and education and improve environmental conditions, the development is not in keeping with the surrounding area.

Objective 5: This development is not high quality and will not enhance the borough's natural environment but will reduce the natural environment by turning a green area into housing

Objective 7: This development will reduce the area as a safe, healthy and cohesive community but making the area overcrowded with residential property

Objective 10: This development will reduce the quality and accessibility of green space and nature.

This development will compromise the ability of future generations to meet their own needs. The development will change the outlook and community within the South Croydon area and future generation will suffer because of this. This proposed development of new housing in Shirley Oak Road is not within keeping of the current development within this area. Shirley comprises of large semi and detached houses with large green areas. This development is in no way in keeping with housing in the area. Changing a green area to an area of residential housing will cause harm and reduce the outlook of the area and is not in keeping with the surrounding area. Building a travelers site will increase noise levels and ruin the character of the area and this development would overwhelm this green area. Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. This development would diminish the area of green fields and recreational land within the area.

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3486/01/003/DM43.4/O	Mr Gary Stewart	Object	DM43.4 541	Re the above proposals with Ref nos 541, 542, 548, 504, and 128 I wish to object in the possible strongest sense. This land was not designated for this use and hence our homes all have very small gardens to protect this open space. We already have problems with the road through the estate and it cannot possibly take any more traffic. The allowed parking on this road particularly on the curves gives cause for real concern. I have avoided two accidents only by making a emergency stop. If the council goes ahead with these proposals then we will fight and please note we are depending on support from local councilars and our MP. Think again please	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3492/01/003/DM43.4/O	Helen Silk	Object	DM43.4 541	I am writing to object to the plans to build gypsy/traveller sites in the area of Shirley and the building of anything on any area of green belt land, green spaces or back gardens	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3498/01/002/DM43.4/O	Mr Ian Marsh	Object	DM43.4 541	I wish to object strongly to the proposed developments at Shirley Oaks - Ref 541 Shirley Oaks Road East side - 215 new homes	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3501/01/006/DM43.4/O	Gaynor Lawrence	Object	DM43.4 541	Please see this email as my objection to the proposed housing. This is ridiculous. The village is small and the road going through the village would NOT suffice the extra traffic! I pay a maintenance charge and moved here as it is a quiet location. I have been burgled a couple years back due I believe to the travellers that squatted on the land here and I do not want that fear again. Please rethink this crazy idea and let me know how I can further stop this.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3502/01/003/DM43.4/O	Mr Gary Smithers	Object		DM43.4 541	The planning permissions proposals below I object to ref 541 I have friends who live in Shirley oaks village and I know them and myself along with many others all object to the proposals to build on the green areas. This grass area is used by many and would totally change the area if built on and we don't want it. Part of the charm of this area is those green areas and it has something that you don't find often in Croydon so please let us keep the green areas as we all object to them being built	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3503/01/006/DM43.4/O	Mr Gary Kenney	Object		DM43.4 541	I am writing to show that I object to a number of your plans around the Shirley area. I contest that you need to build on our green sites and bring in new 'traveler' sites into Shirley.  On top of this I cannot understand the need to bring 'medium' high rise buildings in and around Shirley, including Devonshire way and the new proposals around Hartland way.  Please can you let me know if my objection has been noted and how I can make it more official?	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3506/01/003/DM43.4/O	Mr John Albert	Object	Soundness - Justified	DM43.4 541	As a long term resident and shareholder residing in Shirly Oaks Village, I and my partner object to the proposals to Changes to the Policy Map 43 - REF's 541, 542, 548, 128 & 504 These areas have metropolitan open land and had protection from being built on!  Our land was designated by Croydon Council in 1985, as Amenity Open Land because of our under sized gardens and transferred to the management company whom we our shareholders of and this land is for our use and want it to stay this way!! Having lived here for 20 years we do not want it further condensed by more homes and totally not fit for purpose!	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3508/01/006/DM43.4/O	Jennifer Worstall	Object	DM43.4 541	I object to proposals to destroy open green spaces in Shirley Village. The Council wants to take away the status of Metropolitan Open Land for some of these green spaces, to make them easier to build on. What is the necessity or precedent for this? If all the open spaces in Shirley Village are to be built over with blocks of flats, the character of the area (green spaces with 2/3 storey houses/flats) will be changed forever. There is potentially a problem with drainage too as the open green spaces absorb much of the heavy rainfall we experience now. The local roads in this development as it is now, are far too small to cope with the increase there would be in traffic.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3510/01/002/DM43.4/O	Katrina Neal	Object	DM43.4 541	As a long term resident of Shirley/West Wickham and one who has seen many changes over the years, I am strongly objecting to Land east of Shirley Oak Road (rear of Beech House) ref 541 for housing use. If these are not kept as MOL: then at least keep them as Local Green Spaces.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3511/01/006/DM43.4/O	Jenny Hayden	Object	DM43.4 541	The proposals for Shirley will have a huge impact on the area, the current infrastructure is already at bursting point and the building of new homes on green spaces will add further stress to the current situation.  Ref nos, 128,504,541,542, 548...these relate to the building of additional homes. From the information available in the Council's documentation, this could be up to 800 new homes. I would like to know what sort of homes these are likely to be ...social, housing associations or private ...I doubt that any of them would be affordable homes for first time buyers .How will the local roads cope with the extra traffic. There will be a need for more schools, doctors' surgeries etc to support the intended increase to the local population. I would therefore like to object to the Council's decision to use these five sites for future residential development. Apart from putting extra burden on the local roads, it would also mean losing valuable green spaces. I believe any new residential development should be on brownfield sites . The addition of so many extra homes would have an adverse affect on the character of Shirley, in my opinion.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3512/01/004/DM43.4/O	Rhodri Flower	Object	Soundness - Justified	DM43.4 541	<p>I write with reference to your document 'Changes to the Policies Map (Policy DM43)', and in specific reference to sites 541, 542, 548, 128 and 504. These sites are all open space surrounding the development known as Shirley Oaks Village.</p> <p>I wish to object to the proposals to re-classify the land and make it eligible for planning permission and the building of homes. In my opinion it is essential to preserve the open space for the use of local residents. It is well used for recreation, dog walking etc. It is also an important part of the character of Shirley Oaks Village and would change the nature of that development.</p> <p>I bought a house on Primrose Lane in June 2015 and a large factor in my decision to buy was the amount of open space available locally. I understand that Croydon Council designated this land as 'Amenity Open Land' in 1985 because of under-sized gardens in Shirley Oaks Village and transferred it to the Shirley Oaks Management Company, which has maintained it ever since. As a house owner I am a shareholder in that company.</p> <p>I strongly object to your proposals.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3514/01/005/DM43.4/O	Julia Sims	Object		DM43.4 541	<p>As a local affected resident, I am registering my comments and objections to the proposals as documented in the Croydon Local Plans CLP1.1 and CLP2</p> <p>4 Proposed Policy DM43 De-designation of Metropolitan Open Land around Shirley Oaks Village. I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least designated as Local Green Space, for its protection from development. This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form.</p> <p>Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over-subscribed as well as the already-stretched social and healthcare facilities would be overloaded.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

Object

DM43.4  
541

I am writing to object to the Council's proposals to allow the land in Shirley Oaks Village to be acceptable for development. The areas have been Metropolitan Open Land and had protection from being built upon. Our land was designated by the Council in 1985 as "Amenity Open Land" because of our under-sized gardens and transferred to the Management Company. Each property owner is a shareholder in the Management Company and we pay towards the upkeep and maintenance of the land. I object to the Council's proposal to change the title of the land in order to proceed with development plans. This is Our land and for our use.

When I bought my house I paid a higher price because of the sought after location and the appeal of the well kept green areas and the privacy of the land in my area. I feel that by allowing development of so many more houses on our land, it is going to affect house prices and my house will loose value. Roads will be congested and property values will decrease and much more. I am concerned how so many houses can be justified and how additional parking on dangerous bends will affect the bus route, extra traffic and especially emergency vehicles and therefore I object to the Council's plans of development.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

The policy relating to Shirley should not be read in isolation. It should be read in conjunction with other policies contained within the Local Plan such as but not limited to policies in the Transport and Communication section of the plan.

Matters relating to the house valuations are not matters that can be considered through the Local Plan process.

SHIRLEY OAKS VILLAGE-  
I refer to the proposed changes to the planning policies to allow Croydon Council to build new homes on the Amenity Open Land at the above. The Amenity Open Land was granted in part, due to the extremely small rear gardens. Also I and other people in the village for many years here contributed to its up keep at no cost to Croydon Council. To lose this land will greatly impact on the peaceful enjoyment that I and my neighbours have in using this land as well as the general impact on the area of high density building, changing the character of our village forever.

No doubt this development will result in many trees and flowers being sacrificed which help to sustain the urban wildlife such as various birds, bats, foxes, badgers and bees etc. There seems to be little consideration for this urban oasis!

Whilst I understand central government's drive for more houses, I find it hard to believe that Croydon Council needs this land in order to fulfil its housing quota, given the Westfield and other developments proposed in Croydon. There are also other lands, such as those owned by the local NHS hospital that would be suitable for development and at the same time give ready money to the NHS.

Furthermore, the existing main roads are already inadequate to service the village without adding a further 751 homes along with the years of road works that will be associated with upgrading the utilities, make travelling through the village more difficult and dangerous.

I urge you to reconsider your plans

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3546/01/006/DM43.4/O	Mr Mark Hawkins	Object		DM43.4 541	<p>Kindly note that as a homeowner (and shareholder) of Shirley Oaks Village, resident here for over 25 years, I am deeply concerned that Croydon Council seems to think it has the right to change the nature of the estate from being protected Metropolitan land to being unprotected land ripe for excessive building.</p> <p>Not only is the green space around the current estate, a much loved feature, it also provides a sanctuary for wildlife and allows for nice walks for local people. The road was built to be narrow and already there are problems with passing places for traffic to the hospital and synagogue. Last year the council allowed a resident to build a fence which obstructs drivers vision when turning out of Cornflower Lane and has caused several minor incidents. Simply put, the roads here were not built for traffic!</p> <p>The idea of ruining my neighbourhood by cramming more housing onto unsuitable roads, lacking shops and facilities whilst depriving me of the green spaces I love and part own makes me sick to my stomach.</p> <p>There are so many brownfield sites that could be built on and provide more suitable housing in and around Croydon that I feel that this attack on Shirley is politically motivated. I formally ask the council to re-consider the proposals</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
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3547/01/006/DM43.4/O	Mr I Fuell	Object	Soundness - Justified	DM43.4 541	<p>I am writing to object to:</p> <p>3.The use of the following 5 sites for housing:</p> <ul style="list-style-type: none"> <li>•Land at Poppy Lane: reference number 128;</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane: reference number 504;</li> <li>•Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House; reference number 541;</li> <li>•Land to the west of Shirley Oaks Road; reference number 542; and</li> <li>•Land to the rear of 5 – 13 Honeysuckle Gardens; reference number 548.</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these 5 sites should at least be designated as local green spaces.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
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3550/01/001/DM43.4/O	Kalpana Patel	Object		DM43.4 541	We have got objection for above proposal. We are not happy, it would cause lots of traffic and not ideal for residents.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3556/01/001/DM43.4/O	Karen Warwick	Object		DM43.4 541	I would like to raise my objection to the proposed land changes for the following references: Ref. 541 - Shirley Oaks road east side - up to 215 new homes. The land was designated by Croydon council in 1985 as "Amenity Open Land", because of our under-sized gardens and transferred to the Management Company - with each property owner as a shareholder in that company. As for looking at a Gypsy site, you should have seen what a mess they made when they camped illegally at Shirley Oaks just over a year ago - it was disgusting!		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3566/01/004/DM43.4/O	Maureen Wilcox	Object	Soundness - Justified	DM43.4 541	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3568/01/006/DM43.4/O	Mr Mike Jones	Object	DM43.4 541	<p>The de-designation of the Metropolitan Open Land around Shirley Oaks Village in particular such as the use of the following for housing:-</p> <p>land at Poppy Lane Stroud Green Pumping Station, 140 Primrose Lane land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House land to the west of Shirley Oaks Road land to the rear of 5-13 Honeysuckle Gardens Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. There is a lot of history around here and the loss of the Shirley Lodge in the late 1990s was a big mistake. Generally in Croydon there is no room for more traffic that new building will generate and judging from what I have seen around Croydon squeezed housing units with small garages not fit to store cars and little or no off street parking will only add to stress and problems in the future.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
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3574/01/006/DM43.4/O	Mr Peter Newsham	Object	DM43.4 541	<p>I wish to register my objection in the strongest possible terms to the proposal for new housing, (ref. 541.), in these areas of Metropolitan Open Land, which is essential for recreational purposes in an already overcrowded place, is unacceptable and the proposed re-designation of the land so that it can be used for high-density urban development will find no local support, but instead, a huge and vocal opposition.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
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3580/01/006/DM43.4/O	Mr Michael Hewish	Object	DM43.4 541	<p>Please see my objections to your proposals as detailed below.</p> <p>DM43 Ref 541 Land east of Shirley Oaks Road Ref 542 Land west of Shirley Oaks Road Ref 548 Land to rear Honeysuckle Gardens</p> <p>These areas of Metropolitan Open Land are not "incidental open spaces" or "Grassland with a few detached houses" as your report states. These areas were designated by Croydon Council as residents "Amenity Open Spaces" under a section 52 agreement on the 4th December 1985.</p> <p>This was to ensure that the residents were provided with adequate open space following a dispute between the Council and Heron Homes, the developer.</p> <p>These areas were then handed over to the Shirley Oaks Management Limited, a company with the property owners as shareholders.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
3580/02/006/DM43.4/O	Mr Michael Hewish	Object	DM43.4 541	<p>I wish to object to the detailed proposal in Policy DM43 in relation to land east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road, reference number 541 (Site).</p> <p>The Site is owned by Shirley Oaks Management Umlted (Company). There are over 480 shareholders of which I am one. The Site is presently protected by the designation of the Metropolitan Open land. Separate objections have been made in relation to the proposal to de-designate this land as MOL. Those objections are repeated for the purpose of this representation.</p> <p>The designation as MOL should remain. If it is decided de-designation proceeds, the Site should be designated as Local Green Space. Proposed development of the Site in the event that the present designation remains or that re-designation takes place as local Green Space would not be consistent with national policy under the NPPF and such a proposal would be incompatible. The proposed approach is not appropriate nor would it enable sustainable development for the reasons set out above and those identified in respect to the objection to Policy SP7.</p> <p>The highway network is already at saturation point and in any event any proposed residential development would generate an unacceptable amount of traffic. The site also has a high water table.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

3591/01/006/DM43.4/O	Mr Nick Barnes	Object	Soundness - Justified	DM43.4 541	Having read both local plans for the Shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.  None of these plans will benefit Shirley and I object to them all.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3593/01/006/DM43.4/O	Mrs Margaret Hawkins	Object		DM43.4 541	Ref. 541 - Land East of Shirley Oaks Road and to the rear of Beech house and Ash House I am objecting to the proposal for de-designation of this area as Metropolitan open land, with a view to "working with the landowner" to bring development of up to 215 houses forward. It is a vital part of the green chain and wild-life corridor through Shirley. This can clearly be seen by viewing Google satellite photos of the area. There are mature trees on this land which would be damaged by digging near the roots, as well as woodland, hedgerow and meadow habitats. Badgers, woodpeckers, jays, goldfinches and a huge variety of insects live in this area. This land is used as a local amenity by many local people, not just residents of Shirley Oaks. The land is jointly owned by 500 equal share-holders, which would make "working with the landowner" a complex issue. The council would be unlikely to get the co-operation of all 500 shareholders. Development of this area would put extra stress on the road junction between Shirley Oaks Road and the A232 Wickham Road. Traffic in this area is already extremely slow at peak times	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3699/01/042/DM43.4/O	Cllr J Cummings	Object	Soundness - Justified	DM43.4 541	Site 541, Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road, is identified as suitable for 80-215 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Verdayne Avenue and Firsby Avenue.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3702/01/006/DM43.4/O	Ms J Fasham	Object	DM43.4 541	I object to the Councils proposal to de-designate the Metropolitan Open Land of Shirley Oaks Road and Shirley Oaks Village as the local infrastructure could not cope.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3704/01/001/DM43.4/O	Mrs J Horton	Object	DM43.4 541	I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3713/01/003/DM43.4/O	Ms J Stokes	Object	DM43.4 541	I object to the proposals to completely change Shirley Oaks Road which is a green lung for that part of the Borough. The amount of car ownership will rise significantly as the bus service is infrequent. The traffic will clog up the Wickham Road even more than now., St. John's school has already plans for more classrooms and the intake will rise in all the local schools. Also pulling down established houses and putting up more flats is detrimental to the character of the area. We had a once in a lifetime chance to improve the look of Croydon, on a human scale. Instead of which we are building hideous tower blocks, while in other parts of the country they are pulling them down. Nobody should have to raise a family in a block 44 stories high. They will eventually become the slums of the future.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3715/01/003/DM43.4/O	Jenny Tighe	Object	DM43.4 541	Development of these sites will have a negative impact on the local area by changing the character of Shirley, and well as being a loss of green space, wildlife habitat and a vital green corridor	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3723/01/005/DM43.4/O	Mrs j Middleton	Object		DM43.4 541	I object to the site for use for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3726/01/003/DM43.4/O	Miss Amanda Smithers	Object		DM43.4 541	The planning permissions proposals below I object to ref 541. My partner is a resident of Betony close Shirley oaks village and we definitely do not want the surrounding areas to be built on.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3733/01/001/DM43.4/O	Ms Jennifer Addis	Object		DM43.4 541	I strongly object to the development proposals by the council for the above areas on Shirley Oaks Village. All the gardens on our houses are tiny so this green land which was designated as 'Amenity Open Land' was supposed to be for the use of the residents. There are enough houses on this area already! This will have a huge detrimental effect on all the residents in the area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3735/01/004/DM43.4/O	Mr Tim Duce	Object	Soundness - Justified	DM43.4 541	I strongly object to any plan to build on Metropolitan Open Land. There are plenty of brown field sites available in Croydon and the MOL should be re-designated as Local Green Space.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3737/01/003/DM43.4/O	Mr J Patel	Object		DM43.4 541	I am writing to record my objection to various planning as follows. Your Ref No 128,504,541,542,548 and 938. I dont think it will be good for the area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3744/02/004/DM43.4/O Diane Simpson

Object

Soundness -  
Justified

DM43.4  
541

Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.

If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

I live in Verdayne Avenue, on the odd side, and objecting to these plans sounds like simple "NIMBY ism" but, literally this development is in my back garden. With this development what little is left of the "green" character of Shirley will be lost under a wave of concrete. Surely all the "brown field" sites should be identified and developed first. When the Shirley Oaks estate was first built the fact that the houses had small gardens was compensated by the greenery of the area around them, that "compensation" is now going to disappear. The plans for the new homes seem to show that these buildings will be of greater density and crowding. On the plans there doesn't appear to be any infrastructure planned to go with the homes. The schools, in Shirley, are full, filled by children "bussed" in from other parts of the borough. Does this, then, mean the children from the new homes will have to catch buses out of Shirley to attend schools elsewhere? Though the bus routes through Shirley are good most of the time there is chaos at school times especially in the afternoon as the schools empty and the pupils leave the area to go home. It would appear that the whole of the school population of Croydon will be moving every morning and evening. The transport system on the Wickham Road works at the moment but extra traffic, people and cars, would put it under considerable strain. The tram stops are not close enough to Shirley to help dissipate the human traffic. Will the roads around the area be widened, especially in the Shirley Oaks estate, to take extra vehicle traffic? At present the buses and refuse lorries have difficulty negotiating the narrow road. The same argument goes for doctors. Again the surgeries, in Shirley, are full at present, where in the plans are the provision for this new health centres? Are they suppose to attend the A&E department at "Mayday" hospital which even now has problems coping. There have been previous plans to build on the land but they have failed due to the unsuitability of the ground, high water table etc. These problems, I take it, have "gone" away?

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3769/01/007/DM43.4/O Mr K George

Object

DM43.4  
541

I am also concerned that up you consider there is space for up to to 751 houses in the Shirley Oaks Road area. References 128. 504 541 542 548. This would lead to the elimination of green space in that area and therefore I think at least 3 of these areas should be Local Green Spaces if not Metropolitan open land.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

RE: LAND ON EITHER SIDE OF SHIRLEY OAKS ROAD, SHIRLEY OAKS VILLAGE, POPPY LANE; STROUD GREEN PUMPING STATION; COOMBE FARM, COOMBE LODGE NURSERIES off Conduit Lane, land west of Shirley Oaks Road, rear of 5-13 Honeysuckle Gardens OBJECTION TO DE-DESIGNATION GREEN BELT ; SHIRLEY, NEW ADDINGTON, FOREST HILL

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

We have lived in the Borough of Croydon for 30 years and value its vibrancy and diversity.

As Croydon ratepayers we object to the de-designation of Metropolitan Open Land generally, especially land detailed above, which will change forever Croydon's character.

We would ask you to encourage policies/development to:

1. Build new housing on brown field sites by all means AND preserve invaluable green space for the benefit of the community of Croydon;
2. Protect green belt land and preserve the green corridors we desperately vital for wildlife and biodiversity;
3. Amend the tall buildings policy and keep the tall building zone where it is suited in the centre of town;
4. Utilise brownfield sites for new low-level housing only where it can be developed alongside new GP surgeries, schools and improved public transport;
5. Traveller sites are not appropriate in the green belt and is a clear breach Policy E of Planning Policy for Traveller Sites. When travellers camped on Addington Playing Fields in 2012/13 they left rubbish, debris, waste, and deterioration to a local green space. Sadly true of most traveller sites.

"Nowadays people know the price of everything and the value of nothing". Green Belt is vital and precious. Once lost for future generations and will not be replaced by developers.

We understand the need for housing, schools, hospitals and infrastructure. Are the Developers investing these also alongside their building investments?

Please protect our few remaining green spaces on the borough map, by making better use of brown field sites.

3775/01/005/DM43.4/O Mr & Mrs Barnes

Object

DM43.4  
541

We are objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council will not keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. We are also objecting to any of these five sites being used for residential development.

Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure could not cope with the additional traffic.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

Object Soundness - DM43.4  
Justified 541

I am writing this email to voice my deep concern about the planned development in the private estate that I have lived in for many years , namely:

•Ref 541, Ref 542, Ref 548, Ref 128 and Ref 504 – all on Shirley Oaks Village private estate.

Firstly, it would have been nice to be informed about any planning ideas in writing rather than see small notices pinned to lamp post around the estate. I would also like to draw your attention that our land was designated by Croydon Council in 1985 as 'Amenity Open Land' for the residents and for which we pay a quarterly fee for maintenance of the green open land, but more importantly can I bring to your notice that this land was transferred to the Shirley Oaks Management Company, with each property owner as a shareholder in that company. This land is for our use and not for developing a concrete jungle on every single green inch of land in Croydon.

The Shirley Oaks estate has a great community spirit and has become a real sought after location for families to live due to the community nature and the lovely open land that we have, by developing on this land you will be taking away all of the good that has been built up over the years by the many residents we have as well as making the village overcrowded, bringing in more traffic thus resulting in more danger on the main Primrose Lane for people crossing and driving, congestion for parking and so on. I can also bring to your attention that we have already had a couple of fatalities on that main road that runs through the village and this will make it worse for the safety of our kids.

I am sure you have now had many hundreds of emails from residents like myself voicing the same concerns with your planning proposals!

This land belongs to us as residents so I feel its harsh to take this away and start your own developments.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3785/01/003/DM43.4/O	Jenny Greenland	Object		DM43.4 541	I object to the de-designation of the site in Shirley as MOL. If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I enjoy this space every weekend and meet many like minded people. I also be object to the site being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic as it struggles now. I am happy for the Council to replace under-used garages with much-needed homes, but I object to building on open space.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3789/01/004/DM43.4/O	Mr Paul Slaughter	Object	Soundness - Justified	DM43.4 541	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3792/01/007/DM43.4/O	Mr Simon Bradley	Object		DM43.4 541	To save you looking it up, and to help you identify my specific objections, the five sites mentioned so far and to which I wish to object as being detrimental to the character of the area are: Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 541);		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3793/01/006/DM43.4/O	Mr Stephen Barnes	Object	DM43.4 541	<p>Second, the Council plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village (page 68, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals). Metropolitan Open Land has the same protection from development as the Green Belt. The Council is proposing to remove this designation so that most of this land can be used for new housing. The draft Local Plan identifies five sites:  - land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 541);  I object to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I also object to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
3803/01/002/DM43.4/O	Mr Denis Perrott	Object	DM43.4 541	<p>I object to the use of the Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

3804/01/043/DM43.4/C	Cllr L Hale <i>London Borough of Croydon</i>	Comment	DM43.4 541	Site 541, Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road, is identified as suitable for 80-215 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Verdayne Avenue and Firsby Avenue	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
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I write to you with my objections to the proposed Croydon Local Plan, specifically on the points below.

- the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 128);
- Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 504);
- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 541);
- land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 542); and
- land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 548).

I object to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I also be object to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3809/01/005/DM43.4/O	Mr Ian Leonard	Object		DM43.4 541	Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 541); I object to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council will not keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I also object to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, thereby disastrously changing the character of the area, additionally, the local road infrastructure will not be able to cope with the additional traffic.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3820/01/003/DM43.4/O	Mrs & Mrs Linter	Object		DM43.4 541	I object to land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 541);	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3823/01/004/DM43.4/O	Mr Ross Aitken	Object		DM43.4 541	I would like to object to these proposals: Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 541	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3825/01/001/DM43.4/S	Yasmeen Hanifa	Support	Soundness - Justified	DM43.4 541	I write to you having received this email from Gavin Barwell MP, the tone of which I find inflammatory and discriminatory towards the Gypsy and Traveller communities, and smacks of "not in my backyard".  I write as a resident of Addiscombe who recognises the huge problem of lack of affordable housing to buy and to rent in London promulgated by this Conservative government and the previous coalition government.  I fully support Croydon Council's proposals.	Welcome support	

3826/01/006/DM43.4/O	Ms L Pinkney	Object	DM43.4 541	I object to site 541	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3827/01/004/DM43.4/C	Ms L Sasankhan		DM43.4 541	<p>I am resident at 35 Primrose Lane, Shirley Oaks Village, along with 4 other members of my family.</p> <p>I am writing to express my objection/disagreement to the following:</p> <ol style="list-style-type: none"> <li>de-designation of the Metropolitan Open Land around Shirley Oaks Village</li> <li>The use of the following five sites for housing: Land at Poppy Lane ref 128 Stroud Green Pumping Station, ref 504 land to east of Shirley Oaks Road and to the rear of Beech House and Ash House, ref 541 Land to the west of Shirley Oaks Road, ref 542 Land to the rear of 5-13 Honeysuckle Gardens, ref 548</li> </ol>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3844/01/006/DM43.4/O	Lee Kirby-Walker	Object	DM43.4 541	<p>I am writing to object to: The use of the following five sites for housing</p> <ul style="list-style-type: none"> <li>Land at Poppy Lane reference number 128</li> <li>Stroud Green Pumping Station, 140 Primrose Lane reference number 504</li> <li>Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541</li> <li>Land to the west of Shirley Oaks Road reference number 542 and</li> <li>Land to the rear of 5-13 Honeysuckle Gardens reference number 548</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated a Local Green Spaces.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3845/01/004/DM43.4/O	Mr M Foster	Object	DM43.4 541	<p>I wish to lodge an objection to all five sites where the decision to de-designate this land as Metropolitan Open space land and to build housing upon them, not only would we be losing vital open space and change the very character of the area, I believe the local road infrastructure would not cope with any more traffic, why must the council continue to try and ruin areas that people like.</p> <p>At the moment this area has a rural feel to it, nice green spaces and an open aspect which we would lose if these plans were to go ahead. I would ask the council to think very hard before implementing these plans before we have another area that people want to move out of instead of to, these plans will not improve the area quite the reverse, where at the moment people like to live here.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
3853/01/003/DM43.4/O	Miss Rebecca Thomas	Object	DM43.4 541	<p>I email to express my formal concern and objection to the proposal to build additional housing in the green areas of Shirley Oaks Village.</p> <p>I currently reside in Beckenham, 1 Hamilton House, Orchard Way, BR33ER, on the Shirley border, and was previously a resident of Shirley for 30 years.</p> <p>The addition of these houses will not only bring down the area's reputation, spoil views from current properties but also cause additional congestion to an already busy area. We should be looking to preserve our green areas, and Shirley Oaks Village should remain just that, a village!</p> <p>I believe that the Wickham Road has already been flagged as one of the busiest roads in the area, with a fatal road accident occurring both this year and last. Additional housing/congestion will only add to this danger.</p> <p>This proposal will cause residents of the local area to be driven from their homes unfairly, I am sure that they did not purchase properties to be overlooked and to lose the view of the land that they have been paying to maintain for, in most cases, a number of years.</p> <p>I am contactable on my home address/phone should wish me to validate my views further.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

3854/01/003/DM43.4/O	Ms M Torres Ward	Object		DM43.4 541	I am writing to express my objection to the planning proposals in the Shirley Oaks area. The land has been set aside for our use as we have very undersized gardens on the estate and we have also paid to keep those areas in a well maintained condition. The road around Shirley Oaks only has 2 exits as well, so would make it very congested as there are only 2 options for traffic to leave and enter and there are already a lot of problems at the Wickham Road end as people drive in and out.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3858/01/006/DM43.4/O	Mr Nicholas Barnes	Object	Soundness - Justified	DM43.4 541	Having read both local plans for the shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.  None of these plans will benefit Shirley and I object to them all.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3860/01/002/DM43.4/O	Mr M Lockyear	Object		DM43.4 541	I wish to register my objection to these proposals for the following reasons: I purchased my property on the understanding that all the open grassed land surrounding the village was designated by Croydon Council in 1985 as "Amenity Open Land" because of our under-sized gardens and transferred to the Management Company, with each property owner as a shareholder in that company.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3866/01/001/DM43.4/O Ms M Gibson

Object Soundness - DM43.4  
Justified 541

With regard to the 'very scant' notices that have been posted on Shirley Oaks Village, in places that are not in visible of all residents, I must object VERY STRONGLY to these plans.  
(1) The land is owned by the residents with a covenant on it. Our houses are condensed with tiny gardens, the compensation for which is the open ground (owned by all residents) that we are able to use. My understanding is that the original development was curtailed by the then council because of the density of housing/population on Shirley Oaks.  
(2) Drainage on Shirley Oaks is very poor. I am given to understand that the water table is very high and indeed during the winter months the open spaces are sodden, holding water which could probably present a flooding problem. It is so bad in some places that the ducks move in!  
(3) Could the services (sewerage etc) really support the number of properties proposed. There have already problems from time to time, especially down Shirley Oaks Road.  
(4) Realistically, whatever type of property would be built, you could expect an average of two cars per dwelling. Shirley Oaks Road/Primrose Lane are extremely hazardous and would not be able to sustain another probably 500/1000 cars. Where would people park. There are enough problems on here already with regard to parking, deliveries etc. Both Shirley Oaks Road at the Wickham Road end and Primrose Road at the Shirley Road end are used as car parks and quite often it takes a bit of delicate manoeuvring to get round, especially if you meet a bus.  
(5) Planning permission has been refused for the plot in Poppy Lane (128) a number of times. The area was declared as a nature reserve some time back and I was unaware that this had changed. Part of the reason for the last planning application was the high water table, so how come there has been a change of mind?

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3876/01/002/DM43.4/O Edwina Morris

Object DM43.4  
541

I object to the use of the Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541 for housing.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3885/01/004/DM43.4/O	Mrs Barbara Cumming	Object	DM43.4 541	<p>I object to the planned five sites being used for residential development in Shirley, Croydon: Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes.</p> <p>Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure will not be able to cope with the additional traffic.</p> <p>Whilst I agree that we desperately need new housing, it should be built on brownfield sites - not our remaining precious green spaces!</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3892/01/003/DM43.4/C	Ms M Bailey		DM43.4 541	<p>The Metropolitan Open Land on either side of Shirley Oaks and all around Shirley Oaks Village should not be de-designated, but designated as Local Green space. It is very important that Croydon needs green spaces as these give the feeling of openness and a pleasant environment in which to live.</p> <p>Upwards of approximately 700 hundred odd homes could be built in this area which will lead to possible flooding of areas as rain water will not be able to drain away as easily as it would if it was left as a green belt area. Secondly the local road infrastructure would not be able to cope with the additional traffic stemming from these additional homes, and this includes public transport. Thirdly are the NHS facilities in the area able to cope with this large influx?</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3893/01/002/DM43.4/O	Jan Payne	Object	DM43.4 541	<p>I object to the use of the site for housing.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3895/01/003/DM43.4/O	Mr & Mrs Asfahani	Object	Soundness - Justified	DM43.4 541	<p>Every year we get proposals and consultations for building more homes or structures on Shirley Oaks green land. But must admit the above proposal is the worst and the most ridiculous so far. From what we read, the proposal suggests to build around 750 new homes on what's left of green patches in the village.</p> <p>The village is already over crowded with Shirley Oaks road and Primrose road looking like a huge PARKING LOT throughout the day. One cannot begin to imagine what it would like with more residents and obviously with at least double the number of cars to that of the number of the new homes proposed.</p> <p>We bought our property back in 1989, paying above market value at the time, for the sole purpose that the village is quiet and has some green land. Our home was one of the last phases of any buildings to be erected in the village, or so we were promised and confirmed in writing. Since then, a synagogue was built, bus 367 goes through the narrow winding road, every year for the last few years we get proposals to use our green land for one suggestion or another and now this proposal.</p> <p>We completely oppose this proposal and hope that the council will appreciate that it's not all about the money and just building more houses, but quality of life matters just the same. On one hand the government and councils encourage and push people to plant more trees, grow their veg, recycle etc... Yet on the other hand come up with proposals to use every last green patch to build more structures and homes.. Doesn't make any sense.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3897/01/033/DM43.4/O	Cllr M Neal	Object		DM43.4 541	<p>Site 541, Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road, is identified as suitable for 80-215 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Verdayne Avenue and Firsby Avenue;</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3899/02/002/DM43.4/O	Ms E Rudduck	Object	DM43.4 541	<p>I object to the use of the Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3901/01/004/DM43.4/O	Mr & Mrs Frederick Banjo	Object	DM43.4 541	<p>As property owners/Residents and shareholders in the company that manages Shirley Oaks Village, we are writing to state our objection to the above mentioned proposal</p> <p>The land/s in question is designated as 'Amenity open Land' for the use of the property owners and residents of shirley oaks village and must not be built upon.</p> <p>The proposal to build on these lands will simply destroy the peace &amp; tranquillity of the village. The enjoyment of the open land by residents will be lost not to mentioned the increased traffic situation amongst other things</p> <p>We strongly object to these proposals to build upon these lands.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3923/01/003/DM43.4/O	Ms A Smithers	Object	DM43.4 541	<p>The planning permissions proposals below I object to ref 541 I object to this as Shirley oaks village and surrounding areas are lovely and people go there for their green space to walk their dogs and have a nice time. This would ruin the whole area and what it currently stands for and I amongst many will be upset if the green areas are built on.</p> <p>I</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3926/01/003/DM43.4/O	Mr & Mrs Peter & Brenda Mullings	Object	DM43.4 541	We object to the proposals for this site.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3927/01/002/DM43.4/O	Mr & Mrs Mollison	Object	DM43.4 541	I would like to object on behalf of my Husband - John Mollison and myself Carol Mollison to the building of any houses or anything on the Metropolitan Open Land (Green Belt ) pursuant to Shirley Oaks Village. Our green land should stay as green land and not be built on. Please accept this email as our strongest objection to this plan..	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3933/01/002/DM43.4/O	Mr & Mrs Thacker	Object	DM43.4 541	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3942/01/002/DM43.4/O	Mr Scott Hunter	Object	DM43.4 541	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3943/01/002/DM43.4/O	Mr Steve Murray	Object	DM43.4 541	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3948/01/002/DM43.4/O Mr C Rudduck	Object	DM43.4 541	<p>I object to the use of the Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
3949/01/002/DM43.4/O Mr K Rudduck	Object	DM43.4 541	<p>I object to the use of the Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

3952/01/006/DM43.4/O	Mrs J Jeffery-Reynolds	Object	DM43.4 541	<p>Reference Policy Numbers:- DM31.4 DM28 DM2</p> <p>Reference:- 128 504 541 542 548</p> <p>I am a resident of Shirley and strongly object to the current proposals to build on green belt land on the Shirley Oaks and surrounding areas.</p> <p>There are plenty of brown sites that are unoccupied and could fulfill the purpose of providing new homes. Shirley is already tight for school places. St John's, in Spring Park Road, is increasing to 2 form entry already with the number of children living locally requiring education. The 367 bus serving the Shirley Oaks Village is infrequent and much more transport will be required. Parking is already a nightmare and with the lack of parking contemplated with the new build supply the problem will only get worse. There will be an incredible build up of traffic on the already congested Wickham Road and other local roads.</p> <p>I believe this proposed building of traveller's sites and homes will change the whole ethos of Shirley and cause resentment and the lowering of living standards. This is a particular area of standard housing and should not be changed by the building of blocks of houses. Garden land should not be built on and this is an inappropriate development and should not be allowed to go ahead. Metropolitan Open Land has the same protection as the Green Belt and the rules should be followed accordingly..</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3954/01/002/DM43.4/O	Mrs L McLoughlin	Object	DM43.4 541	<p>Having lived on Shirley Oaks for almost 30 years, I strongly feel that any changes to the current planning policies would have serious and negative consequences for the current residents. Not only would properties lose significant value, the estate would also lose its 'village-like' feel that lead us to move there in the first place. We were also told at the time of purchase that Shirley Oaks would always remain as metropolitan open land, and this also heavily influenced our purchase. To add to this, there is also the issue of increased traffic through the estate. There was a fatal accident only a couple of years ago by the bend of Poppy Lane and I feel that with the prospect of even more houses being added to the estate there will be a significantly higher risk of further accidents</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3968/01/003/DM43.4/O	Ms M D Chandler	Object	DM43.4 541	I object on the grounds of appalling over crowding, your plan would bring at least 2000 more vehicles onto the estate. It is already nearly impossibly to get in and out of the estate by car at rush hours. The roads on the estate can barely cope as it is with the bus route. Theextra vehicles would include many commercial vans which would be parked over night and weekends causing havoc on the narrow roads of the estate. A single bus route as at present running every 20mins.causes problems how do you intend to increase public services more bus routes and more frequent timetables....more chaos! I along with others pay to maintain and the open space as a share holder. Your proposal would seriously devalue our properties and I for one will be seeking serious compensation for this, I trust Croydon has very big capital reserves to meet our legal challenges and compensation. Our gardens are small this is why the land has been designated open land so we have some open space in common with the surrounding houses. Your plans are ill conceived and will effektivly destroy Croydon further. There are large areas of open land in Addington which Croydon could use and I presume already own without spending our money attempting to purchase land which will be extremely costly to Croydon in terms of the compensation that you will need to pay out and in the legal fees entailed.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3970/01/003/DM43.4/O	Mr N Oratis	Object	DM43.4 541	I object to the decision to de-designate this land as metropolitan open land for the use of residential development for the following reasons. These areas are also being used every day and regularly by myself, family members, neighbours friends and many visitors wanting to take there dog for a walk or spending time with family and kids. Ref 548, 542, 541, and 128 are owned by Shirley oaks management. 488 residents are shareholders in this company. There was a decision in 1985 for this land to be open for use by the local residents because the gardens of all homes were considered small. I would also like to mention the increase in road traffic and pollution due to the development. So for those reasons I would once again like to object to building on this land.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3978/01/009/DM43.4/O	Ms S Ikpa	Object		DM43.4 541	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3992/01/004/DM43.4/O	Patricia Wood	Object	Soundness - Justified	DM43.4 541	I am writing to object to the de-designation of Metropolitan Open Land around Shirley Oaks Village; in particular to the use of the following five sites for housing:  i) land at Poppy Lane reference number 128 ii) Stroud Green Pumping Station, 140 Primrose Lane reference number 504 iii) land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541 iv) land to the west of Shirley Oaks Road reference number 542 v) land to the rear of Honeysuckle Gardens reference number 548	If the Council cannot keep this land as Metropolitan Open Land, these five sites should be at least designated as Local Green Spaces.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3993/01/002/DM43.4/O	Mr P Andrews	Object	Soundness - Justified	DM43.4 541	I wholly disagree with the plans to develop the land on Shirley Oaks Village.  This is metropolitan land and will not be built on.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3997/01/004/DM43.4/O	Mr P Fitzpatrick	Object	Soundness - Justified	DM43.4 541	<p>I am therefore writing to formally object to:</p> <ol style="list-style-type: none"> <li>1. de-designation of the Metropolitan Open Land around Shirley Oaks Village;</li> <li>2. the use of the following five sites for housing; <ul style="list-style-type: none"> <li>land at Poppy Lane REFERENCE NO. 128;</li> <li>Stroud Green Pumping Station, 140 Primrose Lane REFERENCE NUMBER 504;</li> <li>land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House REFERENCE NUMBER 541;</li> <li>land to the west of Shirley Oaks Road REFERENCE NUMBER 542, and</li> <li>land to the rear of 5-13 Honeysuckle Gardens REFERENCE NUMBER 548.</li> </ul> </li> </ol> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building houses on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built upon. Why has Shirley Oaks been singled out in this way?</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4002/01/004/DM43.4/O	Mr & Mrs Turner	Object		DM43.4 541	We are writing to object to the following sites for housing and traveller sites. (541)	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4007/01/005/DM43.4/O	Mr R Horton	Object		DM43.4 541	I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4008/01/004/DM43.4/O	Mr R Kiley	Object	Soundness - Justified	DM43.4 541	am writing this email to register my objection to the misuse of building on green belt land in Shirley, and elsewhere. All our lives are stressful now and we need these green belt areas to maintain our quality of life. I am objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4010/01/004/DM43.4/O	Mr R Morley-Smith	Object	Soundness - Justified	DM43.4 541	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4022/01/007/DM43.4/O	Mr & Mrs Ewin	Object	Soundness - Justified	DM43.4 541	Objection to Croydon Council's proposal to provide sites for travellers & the building of houses, etc on green land in Shirley & other areas.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4033/01/005/DM43.4/C	Ms L Sasankan			DM43.4 541	am a resident at 35 Primrose Lane, Shirley Oaks Village, along with 4 other members of my family.  I am writing to express my objection/disagreement to the following: Object to the . de-designation of the Metropolitan Open Land around Shirley Oaks Village and in particular to the use of the following five sites for housing: Land at Poppy Lane ref 128 Stroud Green Pumping Station, ref 504 land to east of Shirley Oaks Roaf and to the rear of Beech House and Ash House, ref 541 Land to the west of Shirley Oaks Road, ref 542 Land to the rear of 5-13 Honeysuckle Gardens, ref 548		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4035/01/005/DM43.4/O	Ms S Reghu	Object		DM43.4 541	I am writing to express my objection/disagreement to the following: 2. The use of the following five sites for housing: Land at Poppy Lane ref 128 Stroud Green Pumping Station, ref 504 land to east of Shirley Oaks Road and to the rear of Beech House and Ash House, ref 541 Land to the west of Shirley Oaks Road, ref 542 Land to the rear of 5-13 Honeysuckle Gardens, ref 548		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4036/01/004/DM43.4/O	Ms S Wheeler-Kiley	Object	Soundness - Justified	DM43.4 541	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4039/01/003/DM43.4/O	Mrs S Smithers	Object		DM43.4 541	The planning permissions proposals below I object to ref 541. We don't want building on the green areas in Shirley oaks people live there because they have choose a quiet place with green areas good for their mental and physical well being. this is a place for others to enjoy as well as residents there is no where else the same as this in Croydon.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4040/01/003/DM43.4/O	Mrs S Smithers	Object		DM43.4 541	The planning permissions proposals below I object to ref 541 Shirley Oaks Village is lovely I go walking round the green areas there and this is such a lovely area. We do not want houses built here and to lose our land that we really like to use.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4041/01/006/DM43.4/O Mr s Hilu Abdo

Object

DM43.4  
541

Ref: 541, 542, 548, 128 and 504 in Shirley Oaks Village  
I was shocked to learn about the changes proposed to our grass areas. These changes, if implemented, will change the very nature of our village. It will not only deprive the residents of very essential open green areas, but it will make the whole place very crowded, much more polluted and quite uglier. This would rob us of essential attractions that made us come to this village in the first place.  
I strongly object to any of these changes and trust that every resident on this estate feels the way I feel. I did not speak to everyone, but the many I spoke with feel as strongly as I do towards this unfair proposal.  
I have been living in this village with my family since 1985, I would like to see the Croydon Council improve it rather than ruin it. I hope the Council will reconsider its plans.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:

1. de-designation of the Metropolitan Open Land around Shirley Oaks Village;

2. the use of the following five sites for housing:

- land at Poppy Lane reference number 128;

- Stroud Green Pumping Station, 140 Primrose Lane reference number 504;

- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;

- land to the west of Shirley Oaks Road reference number 542; and

- land to the rear of 5-13 Honeysuckle Gardens reference number 548.

If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?

3. the use of the following locations as gypsy/traveller sites:

- Coombe Farm off Oaks Road reference number 502;

- Coombe Lodge Nurseries off Conduit Lane reference number 661; and

- Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;

As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

of Nature Conservation Interest.  
Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:

“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.

The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);

4.focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too;

5.Policy DM2 on development on garden land, which is too subjective and therefore too weak. There should be a much stronger presumption against development on garden land; and

6.Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. Restricting parking spaces in such areas doesn't lead to fewer people owning their own car; it just leads to greater competition for existing spaces.

4051/01/005/DM43.4/O	Mr Matt Knight	Object	DM43.4 541	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4053/01/004/DM43.4/O	Mr S Sasankan	Object	DM43.4 541	<p>I am resident at 35 Primrose Lane, Shirley Oaks Village, along with 4 other members of my family.</p> <p>I am writing to express my objection/disagreement to the following:</p> <ol style="list-style-type: none"> <li>1. de-designation of the Metropolitan Open Land around Shirley Oaks Village</li> <li>2. The use of the following five sites for housing: Land at Poppy Lane ref 128 Stroud Green Pumping Station, ref 504 land to east of Shirley Oaks Roaf and to the rear of Beech House and Ash House, ref 541 Land to the west of Shirley Oaks Road, ref 542 Land to the rear of 5-13 Honeysuckle Gardens, ref 548</li> </ol>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4058/01/002/DM43.4/O	Mrs Mary Gray	Object	DM43.4 541	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4059/01/002/DM43.4/O	Shirley Lidbury	Object	DM43.4 541	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4062/01/002/DM43.4/O	Mr & Mrs Keith & Susan Hobbs	Object		DM43.4 541	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4063/01/003/DM43.4/O	Mr & Mrs Whitehead	Object	Soundness - Justified	DM43.4 541	<p>As residents whose small rear garden backs onto part of the Shirley Oaks Metropolitan Open Land, we know full well what impact proposals 128, 504, 541, 542 and 548 would have to the area.</p> <p>There would be an increase in noise from 1) the building work, 2) increased traffic</p> <p>There would be a substantial impact on the road system. Wickham Road already gets gridlocked at rush hours and school start/end times. The roads into Shirley Oaks are already too narrow for cars to pass if there are any cars parked, which there are always many of since the majority of driveways are too short to accommodate reasonable size car parking for many.</p> <p>Shirley Road also has a problem with queuing traffic towards Long Lane which will also be compounded by these proposals.</p> <p>These developments would increase the drainage issues this area suffers from. The whole area is built on London clay and regularly these areas suffer standing water which has gone through our property in the past. Increasing the density of building in Shirley Oaks will increase this problem too.</p> <p>The lands around Shirley Oaks remain because of the compact nature of the village, whose properties, as well as our own, have small garden areas and as such these areas are used daily for sports activities, exercise and dog walking.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4065/01/002/DM43.4/O	Mr Clive Jarvis	Object	DM43.4 541	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4066/01/008/DM43.4/O	Dr Chandra Pawa	Object	DM43.4 541	the use of land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number 541 for housing. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area;	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4067/01/002/DM43.4/O	Mrs Marilyn Loader	Object	DM43.4 541	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4068/01/004/DM43.4/O	Mr S Soundararajan	Object	DM43.4 541	I am writing to object to strongly the De-designation of the following five pieces of land as Metropolitan Open Land and their proposed use as housing- -- Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541- the site is owned by the residents of Shirley Oaks Village through the Shirley Oaks Management Company in which every freeholder has a share.  Your proposal will lead to a huge set of issues for the local residents. I strongly object to the plan and proposal	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4071/01/003/DM43.4/O	Mr & Mrs Tross	Object	DM43.4 541	Given the existing levels of brownfield sites in the area, these should be exhausted before encroaching on areas that would significantly alter the character of the area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4075/01/003/DM43.4/O	Kaljit Gata-Aura	Object	DM43.4 541	The planning permissions proposals below I object to ref 541 I have friends who live in Shirley oaks village and I know them and myself along with many others all object to the proposals to build on the green areas. This grass area is used by many and would totally change the area if built on and we don't want it. Part of the charm of this area is those green areas and it has something that you don't find often in Croydon so please let us keep the green areas as we all object to them being built	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4079/01/009/DM43.4/O	Melissa Chu	Object	DM43.4 541	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4083/01/005/DM43.4/O	Mr Reuben Gata-Aura	Object	DM43.4 541	The use of the following five sites for housing: land at Poppy Lane - Ref 128 Stroud Green Pumping Stn - Ref 504 land to east of Shirley Oaks Road - Ref 541 land to west of Shirley Oaks Road - Ref 542 land to rear of Honeysuckle Gdns - Ref 548 If the Council will not keep them as MOP - these 5 sites should at least be designated as Local Green Spaces	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4089/01/003/DM43.4/O	Victoria Moore	Object	DM43.4 541	land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 541);	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4096/01/006/DM43.4/O	Mr Vince Hemment	Object		DM43.4 541	I am therefore writing to formally object to: de-designation of the Metropolitan Open Land around Shirley Oaks Village; the use of the following five sites for housing: - land at Poppy Lane reference number 128; - Stroud Green Pumping Station, 140 Primrose Lane reference number 504; - land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541; - land to the west of Shirley Oaks Road reference number 542; and - land to the rear of 5-13 Honeysuckle Gardens reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4104/01/004/DM43.4/O	Terrence & Jacqueline Spriggs	Object	Soundness - Justified	DM43.4 541	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4112/01/006/DM43.4/O	Ms V Cruickshank	Object		DM43.4 541	I object to the use of the following five sites for housing: Land at Poppy Lane: reference number 128; Stroud Green Pumping Station, 140 Primrose Lane: reference number 504; Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House; reference number 541; Land to the west of Shirley Oaks Road; reference number 542; and Land to the rear of 5 – 13 Honeysuckle Gardens; reference number 548.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4115/01/002/DM43.4/O	Miss Y Mithiradaas	Object	DM43.4 541	I'm writing in response to your notice for development of the greenfield sites on the Shirley Oaks Village estate to change the status of this. Land to allow development of 751 new homes. When I bought my house 18 months ago it was purchased on the understanding that together with the other householders on the estate that we would have joint ownership in the land directly surrounding the estate and that a quarterly bill would be levied to cover the maintenance of the land. I purchased the property in the knowledge that there were designated areas of green space surrounding the estate and was led to believe that these would remain. I strongly object to the proposal of building any further houses on the land surrounding the estate on the grounds that the main road through the estate is dangerous enough as it is. To more than double the amount of residents using the estate is ludicrous. The road was designed to cope with a certain amount of traffic and is already dangerous at time.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4117/01/035/DM43.4/O	Cllr S Brew	Object	DM43.4 541	Site 541, Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road, is identified as suitable for 80-215 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Verdayne Avenue and Firsby Avenue;	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4117/01/054/DM43.4/O	Cllr S Brew	Object	DM43.4 541	I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4125/01/042/DM43.4/O	Councillor M Fisher	Object	Soundness - Justified	DM43.4 541	Site 541, Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road, is identified as suitable for 80-215 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Verdayne Avenue and Firsby Avenue.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4126/01/004/DM43.4/O	Mr Christopher Swan	Object		DM43.4 541	land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 541);	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4129/01/004/DM43.4/O	Mr Edward Swan	Object		DM43.4 541	I would like to strongly object to the planned five sites being used for residential development in Shirley, Croydon: land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454. Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 541); Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure will not be able to cope with the additional traffic.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4137/01/002/DM43.4/O	Mrs S Rudduck	Object		DM43.4 541	<p>I object to the use of the Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4138/02/003/DM43.4/O	Ms S Rao	Object		DM43.4 541	The use of the land at east of Shirley Oaks Road and rear of Beech House and Ash House (site ref 541) for housing	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4145/01/004/DM43.4/O	Mr & Mrs Andrews	Object	Soundness - Justified	DM43.4 541	<p>I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:</p> <p>2. the use of the following five sites for housing:</p> <ul style="list-style-type: none"> <li>• land at Poppy Lane reference number 128;</li> <li>• Stroud Green Pumping Station, 140 Primrose Lane reference number 504;</li> <li>• land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;</li> <li>• land to the west of Shirley Oaks Road reference number 542; and</li> <li>• land to the rear of 5-13 Honeysuckle Gardens reference number 548.</li> </ul>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4146/01/004/DM43.4/O	Mr & Mrs Carpenter	Object	DM43.4 541	These proposals to build up to 750 homes on land (assuming it is de-designated) will mean the loss of vital open spaces and will place burdens on local transport, roads, schools and medical facilities which are already under pressure.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4147/01/003/DM43.4/O	Mr & Mrs A Catherall	Object	DM43.4 541	The de-designation of Metropolitan Open Land status on Shirley Oak will be vigorously opposed. I can see no reasoned explanation in the planning document for such a course of action nor is there any evidence of the thinking of the Council in the previous plan or 2012 Inspector's Report to explain how MOL status has been revisited with the conclusion that MOL designation be withdrawn. It also seems to have escaped the planning process that Shirley Oaks is governed by a Section 52 Agreement under the 1971 Town and Country Planning Act controlling development of the 'amenity lands' on Shirley Oaks. Further, the land is owned by the 488 Shirley Oaks resident property owners as shareholders of Shirley Oaks Management Ltd that owns the land. There is, therefore, no likelihood of the land ever being sold voluntarily. In summary, this part of the proposed Local Plan is undeliverable.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

We are writing to object to the proposals to:

1. de-designate the Metropolitan Open Land around Shirley Oaks Village.
2. the use of the following sites for housing:
  - land at Poppy Lane reference number 128;
  - Stroud Green Pumping Station, 140 Primrose Lane reference number 504;
  - land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;
  - land to the West of Shirley Oaks Road reference number 542;
  - land to the rear of 5-13 Honeysuckle Gardens reference number 548;

The Shirley Oaks Village site currently provides a balance of high density housing offset by areas of green space. The proposals for de-designation of the Metropolitan Open Land and additional housing on the areas of green space would disrupt that balance and greatly increase the density of housing to an unacceptable level. Access to the Shirley Oaks site is by way of Poppy Lane and Shirley Oaks Road which feed into Shirley Road and Wickham Road respectively. Both Shirley Road and Wickham Road are used heavily throughout the day and subject of long delays particularly at peak times. This has resulted in Poppy Lane and Shirley Oaks Road experiencing heavier traffic flows than they were designed for as commuters cut through between Shirley Road and Wickham Road. Public transport within the Shirley Oaks site is limited to a small single decker bus due to the road infrastructure and road system. Whilst there are bus services which serve Shirley Road and Wickham Road these are already oversubscribed and subject to delay due to existing traffic congestion.

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4161/01/009/DM43.4/O	Mr Trevor Watkins	Object	DM43.4 541	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4166/01/006/DM43.4/O	Carol Holmes	Object	DM43.4 541	I object to both the de-designation and also to the subsequent house-building at the following sites: <ul style="list-style-type: none"> <li>•Land at Poppy Lane (reference number 128);</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane (reference number 504);</li> <li>•Land to the east of Shirley Oaks Road and to the rear of beech House and Ash House (reference number 541);</li> <li>•Land to the west of Shirley Oaks Road (reference number 541);</li> <li>•Land to the rear of 5-13 Honeysuckle Gardens (reference number 548).</li> </ul> <p>The very minimum designation for the proposed sites should be as Local Green Spaces, in order to give some protection against over-development</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4174/01/003/DM43.4/O	Mr B Williams	Object	DM43.4 541	I object to the de-designation of the land as Metropolitan Open Land and its proposed use for housing. The open spaces are collectively designated as Metropolitan Open Land and provide several links in the Shirley Green Chain. They help to form the sort of network necessary to ensure the maintenance of the current range and diversity of our flora and fauna. In addition this is a floodplain. There is a sink pond to the rear of Honeysuckle Gardens and if this overflows any properties would be flooded. There is also the potential for flooding of future planned properties. The one road through Shirley Oaks Village could not cope with the additional traffic and its exit on to the A232 would cause yet another bottleneck on this already congested road.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4200/01/004/DM43.4/O	Mr G Furmanski	Object	Soundness - Justified	DM43.4 541	<p>I am writing to object to the following matters in this document :-</p> <p>2. the use of the following five sites for housing</p> <p>a) Ref No. 128— land at Poppy Lane</p> <p>b) Ref No. 504— Stroud Green Pumping station</p> <p>c) Ref No. 541 — land to the east of Shirley Oaks Road and to the rear of Ash House and Beech House</p> <p>d) Ref No. 542 — land to the west of Shirley Oaks Road</p> <p>e) Ref No. 548— land to the rear of 5-13 Honeysuckle Gardens</p> <p>If the Council do not keep these sites as Metropolitan Open Land, then at least these five sites should be designated as Local Green Spaces.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4203/01/004/DM43.4/O	Mr J Beaven	Object	Soundness - Justified	DM43.4 541	<p>I am writing to submit my objection to:</p> <p>2. The use of the following five sites for housing:</p> <p>- Land at Poppy Lane, reference number 128</p> <p>- Stroud Green Pumping Station, 140 Primrose Lane, reference number 504</p> <p>- Land to the east of Shirley Oaks road and to the rear of Beech House and Ash House, reference number 541</p> <p>- Land to the west of Shirley Oaks Road, reference number 542, and</p> <p>- Land to the rear of 5-13 Honeysuckle Gardens, reference number 538.</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at a minimum be designated as Local Green spaces</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4205/01/004/DM43.4/O	Mr J Tenten	Object	Soundness - Justified	DM43.4 541	<p>This land is owned by Shirley Oaks Management Ltd of which I am a shareholder. There is a section 52 legal agreement in place which requires this site to be transferred to a management company and be held as amenity open space.</p> <p>The highway network is already at saturation point and in any event any proposed development would generate an unacceptable amount of traffic.</p> <p>The site has a high water table.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4209/01/005/DM43.4/O	Mr & Mrs King	Object	DM43.4 541	I object to Policy DM43, reference Site 541 to build new homes on land to the East & West of Shirley Oaks Road	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4213/01/005/DM43.4/O	Mr & Mrs DB Good	Object	DM43.4 541	I object to Policy DM43, reference Site 541 to build new homes on land to the East & West of Shirley Oaks Road	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4218/01/005/DM43.4/O	Mr & Ms Morgan & Mason	Object	DM43.4 541	I object to the use of the site for housing. If the Council will not keep them as Metropolitan Open Land, these sites should at least be designated as Local Green Spaces	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4223/01/004/DM43.4/O	Mrs Mary Lane	Object	DM43.4 541	I object to the site for use as housing. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4228/01/009/DM43.4/O	Sheila Newman	Object	DM43.4 541	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4232/01/005/DM43.4/O	Mr & Mrs Farrow	Object	DM43.4 541	I object to Policy DM43, reference Site 541 to build new homes on land to the East & West of Shirley Oaks Road	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4238/01/003/DM43.4/O	Miss b Hall	Object	DM43.4 541	As 541, 542 & 548 would consist of 750 residences, the present utilities, particularly the drains, are likely to be inadequate. I assume that provision will be made for Shirley Oaks Hospital to function during the building and afterwards with the increase in traffic pollution and NHS ambulance access to their base. Healthcare facilities for such an increase in local residents cannot be sustained for the area. If the Council will not keep bullet points 1 & 2 as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4244/01/002/DM43.4/O	Mr & Mrs Kelly	Object	DM43.4 541	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4245/01/004/DM43.4/O	Mr & Mrs Maguire	Object	DM43.4 541	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4268/01/009/DM43.4/O	Mr D Nesterovitch	Object	DM43.4 541	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4278/01/008/DM43.4/O	Mr Melvin Howard	Object	DM43.4 541	If the Council will not keep the site as MOL, the site should at least be designated as Local Green Space. Buildin on this site will not only mean the loss of vital green space it will over burden local services and road infrastructure.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4294/01/003/DM43.4/O	S Wallace	Object	DM43.4 541	I object to land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 541);	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4305/01/005/DM43.4/O	Mrs Glenna Fullick	Object	DM43.4 541	I object to Policy DM43, reference Site 541 to build new homes on land to the East & West of Shirley Oaks Road	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4308/01/004/DM43.4/O	Mrs Kathleen Swan	Object	DM43.4 541	I would like to strongly object to the planned five sites being used for residential development in Shirley, Croydon: land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454. Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 541); Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure will not be able to cope with the additional traffic.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4309/01/005/DM43.4/O	Mrs Rita Evans	Object	DM43.4 541	The proposal to de-designate Metropolitan Open Land around Shirley Oaks Village and use it for five housing sites surely flies in the face of current recommendations to preserve Green Belt equivalent land as a vital amenity and ecological asset?	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4312/01/005/DM43.4/O	Doreen Jansen	Object	DM43.4 541	Objection to site. Schools in the area are already over-subscribed, so the number of homes proposed will increase the problem	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4327/01/004/DM43.4/O	Mrs J Furmanska	Object	Soundness - Justified	DM43.4 541	<p>I am writing to object to the following matters in this document :-</p> <p>2. the use of the following five sites for housing</p> <p>a) Ref No. 128— land at Poppy Lane</p> <p>b) Ref No. 504— Stroud Green Pumping station</p> <p>c) Ref No. 541 — land to the east of Shirley Oaks Road and to the rear of Ash House and Beech House</p> <p>d) Ref No. 542 — land to the west of Shirley Oaks Road</p> <p>e) Ref No. 548— land to the rear of 5-13 Honeysuckle Gardens</p> <p>If the Council do not keep these sites as Metropolitan Open Land, then at least these five sites should be designated as Local Green Spaces.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
4333/01/009/DM43.4/O	Mr P Bhanji	Object		DM43.4 541	<p>The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
4358/01/009/DM43.4/O	Ms B Fontaine	Object		DM43.4 541	<p>The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

4365/01/005/DM43.4/O	The Judge Family	Object	DM43.4 541	We object to Policy DM43, reference Site 541 to build new homes on land to the East & West of Shirley Oaks Road	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4366/01/005/DM43.4/O	Ms Gemma Sturgeon	Object	DM43.4 541	I object to Policy DM43, reference Site 541 to build new homes on land to the East & West of Shirley Oaks Road	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4378/01/010/DM43.4/O	Jennifer Carrozzo	Object	DM43.4 541	I am writing to object to the use of the following five sites for housing: -land at Poppy Lane site reference number 128; -Stroud Green Pumping Station, 140 Primrose Lane site reference number 504; -land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number 541; -land to the west of Shirley Oaks Road site reference number 542; and -land to the rear of 5-13 Honeysuckle Gardens site reference number 548; If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces;	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4384/01/009/DM43.4/O	Ms N Nesterovich	Object	DM43.4 541	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4435/01/002/DM43.4/O Mrs Janet Baine

Object

DM43.4  
541

I object to the use of the Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541 for housing.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

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I object to the use of the following five sites for housing - land at Poppy Lane reference number 128; Stroud Green Pumping Station, 140 Primrose Lane reference number 504; land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541; land to the west of Shirley Oaks Road reference number 542; and land to the rear of 5-13 Honeysuckle Gardens reference number 548; If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. The Council should focus on developing other land in the Croydon borough such as unused office blocks, derelict corporate buildings/factories/warehouses which have not been occupied for years instead of attacking the green areas which are enjoyed by the residents in their respective areas. The proposals to build circa 700 houses in such a small area will cause the following detrimental effects to the local residents: depreciation of the value of the houses purchased in the relevant areas, too much strain on the water and sewerage systems in the locality where there is already a high water table. This could result in undue flooding and drainage problems, structural problems in years to come as the land is not fit for such intensive building, increase in traffic on Shirley Road, Wickham Road, Lower Addiscombe and Addiscombe which is already congested. This will unduly increase pollution levels which are already toxic. This will undoubtedly cause an increase in the health problems of the people in the locality such as lung cancer and other respiratory illnesses which will in turn place greater stress on the NHS services, cause more people to take sick days which will result in lower incomes obtained and eventually less tax revenue generated. This will have a knock on effect on the economy which is to say at the very least, bleak, the three green spaces in the Shirley Oaks Village are owned by the 488 Freeholders. Each Freeholder owns one share in the nominee company, Shirley Oaks Management Limited which owns the land on behalf of its shareholders. Building upon this land would seriously undermine the value of the land purchased by the Freeholders and reduce quality of life. If the residents wanted to move, it would prove near impossible because of the resulting lower sale prices of their respective houses imposed by the Council's building plans. This would appear to be unfair

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

for the Council to impose such hardship on the residents. I would urge the council to build upon land in the Croydon borough which is derelict and contains buildings which have not been used for years. These buildings can be knocked down to build the much needed housing for generations to come. These unused or derelict buildings serve no purpose to the local residents and are of no value to the residents. The Council should endeavour to create value where it is needed. This will in turn improve the condition of the abandoned areas. This will also prevent squatting and other unlawful uses of such buildings. I witnessed one example last year where the old post office building next to East Croydon Station was used as a rave containing over 1,000 people. This posed a risk to the safety of the passers by and the increase in crime. The Council's redevelopment of such spaces could be highly beneficial to the area. The green spaces are however of great importance to the local residents. The residents enjoy these spaces for walking their dogs, recreational and outdoor activities, space for children to play, piece of mind for the resident who works in the city and comes home to a peaceful environment and it provides space for those residents who already have very small back gardens.

7284/01/007/DM43.4/O	Dr I Jayamanne	Object	Soundness - Justified	DM43.4 541	I wish to protest vehemently about your plans to destroy Shirley which is a village by building hundred of homes and setting up a Gypsy and Traveller site. You will destroy the Green Belt and increase the traffic in the area thus polluting the environment and the air we breathe.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
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The use of the following five sites for housing:  
Land at Poppy Lane (ref number 128)  
Stroud Green Pumping Station, 140 Primrose Lane (ref number 504)  
Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House (ref number 541)  
Land to the west of Shirley Oaks Road (ref number 542) and land to the rear of 5-13 Honeysuckle Gardens (ref number 548)  
When the London Borough of Lambeth closed the children's home, known as Shirley Oaks, Croydon Council determined to keep the building redevelopment of the site broadly in line with the building density that had existed for most of the previous hundred years and subsequent applications by the then developer for increased housing density were rejected. There were a number of reasons for maintaining the original policy amongst which were the need to maintain the established green corridor, retain the character of the area and to maintain the surrounding traffic volumes at a manageable level. The decision to designate the land as Metropolitan Open Land was to ensure that in future further building on the land could not take place thus re-affirming the principles established by the original policy decisions. Nothing has changed in the ensuing years to justify any variation to that policy.

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

I am dismayed at the consideration being given to the above, particularly concerning that proposed in the Shirley area.  
I have been a Shirley resident for almost 30 years and to date have enjoyed what the area does offer both for the community and with regard to open green spaces, which are precious to the health and wellbeing of all ages. Why should future generations be unable to continue to benefit from an outdoor environment as hitherto?  
I strongly object to de-designation of the current Metropolitan Open Land and would hope that at least it could be protected as Local Green Space with regard to future development. This is particularly pertinent with regard to the proposals being considered for the Shirley Oaks area. The present road infrastructure through the estate leaves a lot to be desired and any more traffic will be a great cause for concern, to say nothing of the loss of wildlife and spacious living. If we had wanted to live in a highly densely populated area, we would not have chosen the Shirley area to relocate into, rather the centre of the town. The redevelopment of brownfield sites is more acceptable and there must be many of these in the Croydon area to develop without encroaching on valued green spaces.

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

Object Soundness - DM43.4  
Justified 541

I wish to formally object to:  
 1. All the proposed policies relation to the re-designation of land to allow building development at Shirley Oaks Road and land around Shirley Oaks Village.  
 2. The land at Poppy Lane (reference 128)  
 3. Stroud Green Pumping Station, 140 Primrose Lane including the conversion of the locally listed pumping station (reference 504)  
 4. Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House (reference 541).  
 5. Land to the West of Shirley Oaks Road (reference 542)  
 6. Land to the rear of 5-13 Honeysuckle Gardens (reference 548)  
 These proposals are NOT appropriate for Croydon to meet its Strategic Objectives.  
 Additionally the proposals are NOT DEUVERABLE or SUSTAINABLE as:  
 • Croydon have already announced that it is not necessary to deliberately destroy MOL to reach their housing requirements.  
 • National and London Plans do NOT require or expect Local Authorities to degrade MOL to generate additional housing.  
 • The loss of this MOL will entail the LOSS of a vital green corridor between Shirley Oaks through to Ashburton Playing fields, across to South Norwood Park and surrounding Areas.  
 • The above areas are vital to sustain the drainage of surrounding flood areas.  
 • The above mentioned areas are referred to the "lungs of Croydon" as they sustain carbon dioxide capture (photosynthesis), oxygen release (photosynthesis) and biodiversity. Local wildlife includes badgers and bats.  
 • Green areas increase the character, desirability and amenity of residential areas.  
 Green areas have a strong positive impact of the character of surrounding residential areas.  
 • The proposed increase in housing will put an additional burden on public transport, roadways and street parking and other services. The additional volume of traffic will create additional road hazards.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

7308/01/004/DM43.4/O	Mr John Carley	Object	Soundness - Justified	DM43.4 541	I object to the de-designation of the Metropolitan Open Land around Shirley Oaks Village; reference Numbers, 128, 504, 541,542 and 548. This is currently Green Space and provides vital green recreational area and buffer between Shirley Oaks and the surrounding area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
7314/01/002/DM43.4/O	P L Johnson	Object		DM43.4 541	I wish to object to the use of the following sites for housing: - Land to the east of Shirley Oaks Road (ref no 541) - Land to the west of Shirley Oaks Road (ref no 542) We should preserve these pastoral and woodland sites for environmental reasons; for nature and humanity. Due to high traffic usage of the A232 and Upper Shirley Road - particularly when the M25 gets closed - the air quality in this area is not perfect.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
7320/01/005/DM43.4/O	Mr Steve Westray	Object		DM43.4 541	The de-designation of Metropolitan Open Land around Shirley Oaks Village and either side of Shirley Oaks Road. At present I understand that Metropolitan Open Land has the same protection as the Green Belt and I believe that it is vitally important to retain the controls around our green spaces in Shirley. If any additional homes were to be considered for this area then they should be restricted in number and carefully planned in order to retain the character of this area. The idea of building up to 750 new homes is totally out of keeping with this objective and would be considerable strain on local infrastructure and resources. New housing on this scale would lead to a significant increase in traffic along the Wickham Road which is already extremely busy not only servicing the residents of Shirley but as an important thoroughfare into Croydon.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

7321/01/005/DM43.4/O	Mrs Ann Sebire	Object	DM43.4 541	<p>I am writing to object to; 2. The use of the following five sites for housing</p> <p>a) Land at Poppy Lane reference number 128) b) Stroud Green Pumping Station reference Number 504 c) Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541 d) Land to the west of Shirley Oaks Road reference number 542 and e) Land to the rear of 5-13 Honeysuckle Gardens reference numbers 543</p> <p>I just hope that there has been enough consideration about the fact that Shirley is built on springs and Heron Homes and Wren both had problems with flooding the area down at Woodmere Avenue.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
7323/01/003/DM43.4/O	Mrs L Woods	Object	DM43.4 541	<p>In particular I have grave concerns about the choice of location for the proposed gypsy and traveller sites and also the building of 750 new homes at Shirley Oaks Village. The local schools are already struggling to cope with ever increasing numbers of children, and the journey from Shirley into Croydon can be extremely congested at peak times.</p> <p>The extra traffic generated by the proposals would cause misery in my opinion. The loss of green spaces in the proposed areas of development would also be most detrimental. I would therefore urge Croydon Council to consider and respect the very real concerns and fears of the majority of residents in the Shirley area.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
7324/01/004/DM43.4/O	Mrs Olive Garton	Object	DM43.4 541	<p>Use of formerly open land for housing (references 128, 504,541,542 and 548): Again, this open land should not be lost. Furthermore, there is no infrastructure in place to support the huge increase in population density that such development would represent. Development of the site of the former pumping station (reference 504): It was established at the time the Shirley Oaks village was built that this land could not be built on, as there is an Artesian well on the land and any development would risk polluting the water source. Furthermore, a travellers' site would be inappropriate on this site.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

8822/01/003/DM43.4/O	Mrs M Davies	Object	DM43.4 541	<p>I am writing to object to the proposed use of:</p> <ul style="list-style-type: none"> <li>- the land to the east of Shirely Oaks Road (541)</li> <li>- The land to the west of shirely Oaks Road (542)</li> <li>- The land at Poppy Lane, Shirley Road (128)</li> <li>- Stroud Green Pumping Station, 140 Primrose Lane (504)</li> <li>- Land to the rear of honeysuckle gardens (548)</li> <li>- Open space land at shrublands estate (938)</li> </ul>		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3582/01/001/DM43.4/O	Mr Leeroy Purcell	Object	DM43.4 541	<p>I have seen a poster for some proposed developments. It was attached to a lamppost.</p> <p>I am a resident of Shirley Oaks Village. I am concerned about these development proposals. I do not think it is a good idea. I believe it will have a negative impact on the area and the residents.</p> <p>How likely is it that there will be residential developments built in this area?</p> <p>Is there any further information relating to this proposed developments in shirley oaks village? I cannot find relevant information on the croydon council website.</p>		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
0115/04/011/DM43.4/O	Mr Bob Sleeman	Object	DM43.4 542	<p>I am therefore writing to formally object to: the use of the following five sites for housing:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> land to the west of Shirley Oaks Road reference number 542; and</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?</p>		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
0120/02/027/DM43.4/O	Addiscombe Residents Associatio	Object	DM43.4 542	<p>If the Council will not keep them as Metropolitan Open Land, the five sites should at least be designated as Local Green Spaces and not used for housing.</p>	The site should be Local Green Space.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

0122/05/005/DM43.4/O	Mrs Hilary Chelminski Addiscombe & Shirley Park RA	Object	Soundness - Justified DM43.4 542	<p>I am therefore writing to formally object to:</p> <p>1.de-designation of the Metropolitan Open Land around Shirley Oaks Village;</p> <p>2.the use of the following five sites for housing:</p> <ul style="list-style-type: none"> <li>•land at Poppy Lane reference number 128;</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane reference number 504;</li> <li>•land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;</li> <li>•land to the west of Shirley Oaks Road reference number 542; and</li> <li>•land to the rear of 5-13 Honeysuckle Gardens reference number 548.</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.	
0391/02/019/DM43.4/O	Mrs Mira Armour HOME Residents Associaton	Object	DM43.4 542	<p>De-designation of the Metropolitan Open Land bordering Addiscombe Place (around Shirley Oaks Village) – OBJECT</p> <p>If the Council will not keep them as Metropolitan Open Land, the five sites should at least be designated as Local Green Spaces and not used for housing:</p> <p>Ref 128: Land at Poppy Lane  Ref 504: Stroud Green Pumping Station, 140 Primrose Lane  Ref 541: Land east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road  Ref 542: Land to west of Shirley Oaks Road, Shirley Oaks Road  Ref 548: Land to rear of, 5-13 Honeysuckle Gardens</p>	designate as Local Green Spaces and not used for housing	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

0391/01/019/DM43.4/O	Mrs Mira Armour <i>HOME Residents Associaton</i>	Object		DM43.4 542	De-designation of the Metropolitan Open Land bordering Addiscombe Place (around Shirley Oaks Village) – OBJECT If the Council will not keep them as Metropolitan Open Land, the five sites should at least be designated as Local Green Spaces and not used for housing: Ref 128: Land at Poppy Lane Ref 504: Stroud Green Pumping Station, 140 Primrose Lane Ref 541: Land east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road Ref 542: Land to west of Shirley Oaks Road, Shirley Oaks Road Ref 548: Land to rear of, 5-13 Honeysuckle Gardens	designate as Local Green Spaces and not used for housing	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
0790/01/145/DM43.4/O	Mr Mathew Frith <i>London Wildlife Trust</i>	Object	Soundness - Justified	DM43.4 542	We object to the proposed development on green spaces, which should remain designated as part of the Shirley Oaks MOL (see comments on Policy SP7 (Table 9.1)).  This site meets criteria for Metropolitan Open Land, in terms of its nature conservation value.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
1180/01/009/DM43.4/O	Mr & Mrs K Davenport	Object	Soundness - Justified	DM43.4 542	I am horrified at the proposals regarding Shirley. There may be a need for more housing but there are alternatives and it is up to the Council to find these rather than making it easier and more profitable for builders which is what is now happening.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

1682/01/005/DM43.4/O	A Arbisman	Object	DM43.4 542	<p>I hereby inform you of my STRONG OBJECTION to allow development on the land noted on your Policy Map 43.</p> <p>Ref 541 Ref 542 Ref 548 Ref 128 Ref 504</p> <p>This land forms the reason why I , along with the majority of my neighbors purchased our homes. As freehold property owners we each have a shareholding in the company owning the land and do not wish for this , OUR land to be built on.</p> <p>We also find it unbelievable that the Council wishes to have a legal battle against 800 of its residents who not just own the land but are determined that the land keeps its 'Metropolitan Open Land ' protected status.</p> <p>The idea of building on these main green spaces when the existing houses were built with minimal sized gardens is disastrous , such development would obviously not just spoil the look and value of the area but would damage the health of the residents.</p> <p>This is the land where the residents catch the summer sun , go for walks , jog , children play , and has the most amazing natural wildlife that we all enjoy ...</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
1683/01/005/DM43.4/O	Balvir & Shobhna Patel	Object	DM43.4 542	<p>I as resident of Shirley Oaks Village am against any change of our Metropolitan Land ( with protection to being built on ) being allowed as acceptable for development. I have been living in the Village for almost 30 years and paying for this land to be maintained as grass areas. We own the land as shareholder in our management company ( Once designated as Amenity Open Land and transference to our Management company.)</p> <p>I strongly oppose any moves to develop on these grass areas.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

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1684/01/005/DM43.4/O	Colin Ward	Object	DM43.4 542	<p>I am writing to express my objection to the planning proposals in the Shirley Oaks area. The land has been set aside for our use as we have very undersized gardens on the estate and we have also paid to keep those areas in a well maintained condition.</p> <p>The road around Shirley Oaks only has 2 exits as well, so would make it very congested as there are only 2 options for traffic to leave and enter and there are already a lot of problems at the Wickham Road end as people drive in and out.</p> <p>I object to the following Ref Numbers :</p> <p>Ref 541 Ref 542 Ref 548 Ref 128 Ref 504</p> <p>I would appreciate any information you could send me in relation to upcoming meeting's about the proposals.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
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1684/02/005/DM43.4/O	Colin Ward	Object	DM43.4 542	<p>I am writing to express my objection to the planning proposals in the Shirley Oaks area. The land has been set aside for our use as we have very undersized gardens on the estate and we have also paid to keep those areas in a well maintained condition.</p> <p>The road around Shirley Oaks only has 2 exits as well, so would make it very congested as there are only 2 options for traffic to leave and enter and there are already a lot of problems at the Wickham Road end as people drive in and out.</p> <p>I object to the following Ref Numbers :</p> <p>Ref 541 Ref 542 Ref 548 Ref 128 Ref 504</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
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1690/01/005/DM43.4/O	Mrs Christine Clark	Object	DM43.4 542	<p>I am writing to strongly object to the development of land on Shirley Oaks Village.</p> <p>The land was shared between residents and in 1985 designated by Croydon Council as "Amenity Open Land" because of our undersized gardens. The land was transferred to the Management Company, with each property owner as a shareholder in that company. I intend to fight for the use of this land.</p> <p>My front garden is approximately 6' x 4' and the lawn in my back garden is only 6' x 5'. Both my parents and I use the land for exercising dogs as the gardens are so small. This whole thing has come as a huge shock to all of us.</p> <p>With regard to the traveller site. Travellers move around the countryside so why put a traveller site in such a residential area.</p> <p>I appreciate the Borough needs affordable homes but the land on the estate is so restricted in size and the in and out roads to the estate are already extremely dangerous owing to the bends in the road. Health and Safety issues need to be addressed.</p> <p>I strongly object to this development and will explore every possible way to restrict the development of these homes.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
1691/01/004/DM43.4/O	Daniela Reynolds	Object	DM43.4 542	<p>I wish to object the following planned proposals; ref:541, ref:542, ref:548, ref:128 and ref:504</p> <p>These planned proposals will not fit within the current aesthetics of the estate so please accept this email as an objection to the proposal.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

Re your development plans  
541,542,548,128 and 504.  
Consultation.

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

I am writing in response to your notices for development of the greenfield sites on the Shirley Oaks Village estate, changing the status of this land to allow development of around 700 new homes.

When I bought my house here 18 years ago, it was on the understanding that this had been designated by Croydon Council as metropolitan amenity open land, an attractive feature of the original development, important not least due to the relatively small gardens of some properties, a mixture of unit sizes in an harmonious design. Thus there is a mixture of family unit sizes and age groups at home here. For many years, I and my fellow-resident members of the Shirley Oaks Management Ltd company have contributed regularly to First Port Property Services and their predecessors under our common upkeep obligation, including provision of boundary posts at various points of these areas to ensure that visiting Travellers could not reoccupy them.

As I understand your plans, you now wish to "designate" this as non-metropolitan land, on which purchasers could build however suits their purposes. This does of course risk a complete change in the nature of our Village. I cannot pretend to understand how you can effectively cut a swathe through all of this, even if you do consider it justified. Some residents might I imagine now be considering the impact on their original investment and individual legal aspects. Against these general considerations, I would like to highlight some specific and practical concerns at the outset.

#### ROAD SAFETY

The perimeter road via Primrose Lane and Shirley Oaks Road is arguably no longer fit for purpose, increased car ownership and parking, fast through traffic including commercial and public transport all contributing. Buses on the 367 route for example frequently mount pavements to pass each other. There have been accidents, some serious, even fatal and involving elderly pedestrian residents. The road surface is nowadays subject to excessive heavy usage. Clearly, 700 new homes will surely accentuate these problems and dangers.

#### ENVIRONMENT

Your plans will effectively remove an important green-field area and with it much unique wildlife. Residents will lose many of the valuable areas for walking, exercise and fresh-air, as will visitors. Any balanced village appearance and community feel to the estate will be consumed by so many new properties of different designs.

In summary many will surely feel betrayed by a Council which proposes removing green-fields against all promises. Some might also suspect that, whatever the social arguments, their interests are being sacrificed against political and ultimately commercial imperatives.

1713/02/005/DM43.4/O	Alison Connor	Object	Soundness - Justified	DM43.4 542	<p>Once the area surrounding Shirley Oaks Village is re-designated the Council plans to build 751 homes on 5 separate sites.</p> <p>Supposing the average house is for 4 people, 3000 people in total will move to the area. The housing will attract families - potentially half being children. The Council mention no where in their 700 page document about the building of new schools (primary and secondary) nor the building of doctor surgeries, nor the expanding of the local shopping area let alone the already stretched local road infra structure. Our local area can't cope as it is - St John's primary school has applied for an extension to cope with the current demand on its places. During rush hour buses frequently don't stop at bus stops because they are full. Traffic is often diverted down our road, Shirley Church Road, if there is an accident on Wickham Road or Gravel Hill. The dual carriage way (Shirley Park) is crawling along during rush hour. The council are planning to add another 1000 plus cars to this equation. Shirley is often described according to estate agents as leafy, popular, excellent schools. Prices reflect this. Just walking around the area people look after their houses and take pride in living here. People pay more money to live in this area. By building 751 more homes the character of the area will change completely.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
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We are also writing to object to Croydon Council's plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village, changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan:

Your draft Local Plan identifies five sites:

1. the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, reference number 128);
2. Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, reference number 504);
3. land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, reference number 541);
4. land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 542);
5. land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 548).

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

1782/01/006/DM43.4/O	Angus & Olivia Bloom	Object	Soundness - Justified	DM43.4 542	<p>As a resident of Shirley Oaks I am writing to object the proposals for housing development on the estate and surroundings. Having lived in Shirley all of my life I would be deeply disappointed to see it change unrecognisably. I envisage the property on Shirley Oaks Road will either be demolished or surrounded by high density housing. Either eventuality will be highly detrimental.</p> <p>I have viewed the Detail Policies and Proposals on Croydon Councils website and object the following plans, references -  Ref 128  Ref 504  Ref 541  Ref 542  Ref 548  Ref 938  Ref 502  Ref 661</p>	Object to Site 542	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
1827/01/005/DM43.4/O	Jane & Paul Riley	Object	Soundness - Justified	DM43.4 542	<p>Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.</p>	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

Object Soundness - DM43.4  
Justified 542

I am writing to object to:

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

1.THE DE-DESIGNATION of the following five pieces of land as Metropolitan Open Land around Shirley Oaks Village and their proposed use as housing:

Land to the west of Shirley Oaks Road reference number 542

There is only one narrow very winding road which runs through the village and this could not cope safely with any additional traffic. It is single file around bends as it is and the local road infrastructure would be over-burdened.

These open spaces are collectively designated as Metropolitan Open Land and it would be unacceptable to lose a link to this chain.

Additionally, this area is a flood plain and there is a sink pond to the rear of Honeysuckle Gardens. There would be a detrimental effect and potential flooding of existing and planned properties.

Three of these sites are owned by the residents of Shirley Oaks Village through the Shirley Oaks Management Company in which every freeholder has a share. The three land sites in question are:

- 1.Land to the east of Shirley Oaks Road reference number 541
- 2.Land to the west of Shirley Oaks Road reference number 542
- 3.Land to the rear of 5-13 Honeysuckle Gardens reference number 548

Also on the land to the west of Shirley Oaks Road coming from the Wickham Road there is a Synagogue. The Synagogue, their car park and frontage are owned by the Jewish Community and they have no plans to sell this land. The Synagogue is on consecrated land and is in fact the only Synagogue in Croydon. It is discriminatory to have identified this site without first consulting with the Board of Management.

I am writing to voice my full-throated objections to the above proposals because of the irreparable damage it would do to the character of one of the leafier, more pleasant, parts of the borough. The council seeks de-designation of Metropolitan open land that, as a homeowner in Shirley Oaks Village, I own a share of, and it is protected by covenant. Such thoughtless destruction of our precious little green space (we were granted this Amenity Open Land in 1985 by the council due to our under-sized gardens) is obnoxious, ill-conceived and damaging to the value of our properties, as planning blight could linger for a decade. Myriad other neglected parts of the borough are far more appropriate for such massive development and would not stir up so much ire from the current residents, nor would they require the politically-expedient moving of goalposts regarding land use. Our village simply does not currently have the infrastructure nor the capacity to expand in order to cope with these proposals. There is barely enough parking space available in the village at present, so quite where up to 683 other families will park and seek recreation, I do not know. Quite how all the construction vehicles involved in such huge building works would access the proposed sites without further detriment to the quality of life of the residents is another issue I raise. We are served by one bus route that can only use small, single decker buses. The roads are too narrow for larger vehicles. How would this be overcome? Additionally, the fact that the council would seek to house the travelling community so close to the town centre, on land where in 2012 a group of them set up an illegal encampment and defecated in our woodland, beggars belief. If the council has an inexplicable legal obligation to designate land to travellers, then expand capacity at their existing sites in Beddington Lane and Featherbed Lane rather than dispersing them further across the borough into otherwise salubrious areas. I do hope that common sense prevails and that all five of the above proposals are quickly abandoned. I chose to live in this area precisely because it is not blighted by these hideous developments. I am sure that many other residents echo my sentiments.

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

1872/01/004/DM43.4/O	Mr C Johnson	Object	DM43.4 542	<p>This land is owned by Shirley Oaks Management limited (SOML). This is the management company for the estate whose shareholders are the home owning residents. SOML owns and manages the open spaces on behalf of and for the benefit of the residents for whom the land is 'amenity open land', ie communal, recreational space. The land was transferred to SOML's ownership in 1985</p> <p>whilst the estate was under development. I believe that the developer had infringed planning regulations by reducing the sizes of the gardens included with the dwellings that it was building in order to increase the density of the housing beyond that which had been agreed with the local planning authority. The open land, which is currently being scrutinised as part of the Council's policy proposals review, was effectively, a penalty levied on the developer whereby an amount of green space was given over to SOML to own and manage as redress and compensation to the residents for skimping on the sizes of individual gardens. I am assured by a Director of SOML that the company has documentary proof of all of the above points. The residents pay a service charge that, inter alia, covers the cost of managing and maintaining these open spaces.</p> <p>SOML is bound by its covenants with the residents that this land shall be managed and maintained as communal open areas for the collective enjoyment and benefit of residents as long as the estate should be in existence. Thus, there is no scope on SOML's part for participating in any effort to develop these spaces and any attempt to develop them undermines the importance of those spaces in providing amenity open land, as previously ordered by the local Council.</p>	<p>the land is owned entirely on behalf of the resident shareholders by a resident run management company (SOML) which is bound to preserve that space and which also has a specific object in its Memorandum of Association requiring it to resist any attempt to enforce regulations or plans which impact negatively on the estate. Regardless of its covenants in this regard, I am told that SOML has no wish to develop or to allow the development of, the land in question.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
1877/03/003/DM43.4/O	Mr and Mrs Learner	Object	DM43.4 542	<p>I have just read an email from Gavin Barwell, our Conservative MP, and my husband and I are horrified that the green fields of Shirley Oaks are to be built upon. Especially if the land is to be put aside for gypsies ! How can this be right when so many young families are denied council housing and are forced to pay for private lets because of the lack of social housing. My back garden backs onto The main road that runs through the Shirley Oaks estate so you can understand my concerns.</p>		Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

1883/02/005/DM43.4/O	David Hurst	Object		DM43.4 542	I object to the use of the site for housing.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
1904/01/004/DM43.4/O	Emma Smith	Object		DM43.4 542	I am writing to object to the use of the following five sites for housing . land at poppy lane reference number 128 . Stroud green pumping station, 140 primrose lane reference number 504 . land to the west of shirley oaks road and to the rear of beech house and ash house reference number 542 . land to the rear of 5-13 Honeysuckle gardens reference number 548 If the council will not keep them as metropolitan open land these five site should at least be designated as local green spaces		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
1913/01/005/DM43.4/O	Andrea Swaby	Object		DM43.4 542	I hereby would like to register my serious OBJECTION to the councils proposal to build 750 new homes in Shirley OAK road and 35 new homes on shrub lands estate to create gypsy traveller sites. As I live on Devonshire I also have serious object to allow 4 storeys in this area		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
1918/01/005/DM43.4/O	Mr Gareth Champion	Object	Soundness - Justified	DM43.4 542	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

1923/01/003/DM43.4/O	Jane Anson	Object	DM43.4 542	<p>I have just read a letter from Mick Hewish, Resident Director of Shirley Oaks Management Ltd and I would like to object to the proposals for developing areas around Shirley Oaks.</p> <p>These are as follows:  Ref: 541 Shirley Oaks Road East side  Ref: 542 Shirley Oaks Road West side  Ref: 548 Land rear od Honeysuckle Gardens  Ref: 128 Poppy Lane  Ref: 504 Water Board HQ Primrose Lane</p> <p>The high density of new homes would put considerable strain on the environment, including overcrowding, drainage, traffic and parking.</p>	<p>Objection to the allocation of Site 542 Shirley Oaks Road West side for proposed development as the high density of new homes would put considerable strain on the environment, including overcrowding, drainage, traffic and parking.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
1924/01/005/DM43.4/O	Pamela Lees	Object	DM43.4 542	<p>I strongly object to many of the proposed developments within the Shirley area. I believe that allowing low rise developments around Shirley library will alter the balance of properties in that area, which are mainly detached and semi detached. People have moved to this 'sought after area' precisely because of its current character. I also object to the intensive developments proposed on the Metropolitan open land around Shirley Oaks. We need open land to reduce carbon emissions, for wildlife and for our own well being. Both of the above developments would put a huge strain on the services in the area, schools, doctors, busses and the already congested road system. I urge you not to progress with these proposals.</p> <p>I also think that the two proposed travellers site in Shirley are inappropriate as they would be on Green Belt land, which is against your own policy and would be a blight on one of the few areas that are beautiful and wildlife friendly within Croydon.</p> <p>I am always defending Croydon to those that mock it, saying that we have some lovely open spaces in which to walk and enjoy the diversity of nature. They only see the high rise blocks and litter. If these proposals go ahead, Croydon will have nothing left to commend itself.</p>		Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

1926/01/043/DM43.4/O	Councillor Luke Clancy	Object	Soundness - Justified	DM43.4 542	Site 542, Land to the west of Shirley Oaks Road, Shirley Oaks Road, is identified as suitable for 88-236 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Shirley Avenue and Wickham Road.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
1942/01/006/DM43.4/C	Margaret West			DM43.4 542	Object to the dedesignation of Metropolitan Land and proposed use for housing at sites 128 504 502 541 542 and 548. If development is allowed it will impact on the sense of community and have an adverse impact of trees and could be subject to flooding. It would also impact on access arrangements and the wildlife		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
1954/01/001/DM43.4/O	John Coppard	Object	Soundness - Justified	DM43.4 542	This land was designated by Croydon Council in 1985 as "Amenity Open Land" because of our under-sized gardens & transferred to a Management Company, with each property owner as a shareholder in that company.	If the council will not keep it as Metropolitan Open Land it should at least be designated as Local Green Space.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
1993/01/004/DM43.4/O	Graham & Kate Marsden	Object		DM43.4 542	Shocked at the scale of proposals for Shirley and will fundamentally change the nature of the area. Front gardens are an asset to the local street scene. The proposals for focussed intensification associated with gradual change of an area's local character under Policy DM31.4 put this stability at risk, and may have an impact on the services we all need from the Council.  Object to the de-designation of MOL - at a minimum it should be designated as local green space. We object to this site being used for residential use as it would change the character of the area, overload the already difficult local road structure. It would damage the vital green corridor between Shirley Oaks and the surrounding areas and reduce the habitat for wildlife.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2022/01/008/DM43.4/O	Joe Rowe <i>Shirley Hills Residents Association</i>	Object	DM43.4 542	This land is designated as Metropolitan Open Land and there is no justification for re-designation. An increase of up to 741 homes on this land would put local services including schools, transport and already crowded roads under further pressure.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2035/01/004/DM43.4/O	Mrs Lorraine Cox	Object	DM43.4 542	I have just received a letter about proposals to Shirley Oaks Village open land being built upon. We have lived here happily for 13 years. We want to say we don't want houses or a gypsy site down the road. I will be writing to my local MP Gavin Barwell to defend our way of life in Shirley Oaks village. Leave our open / green spaces alone.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

The proposal to build new houses in Shirley Oaks Road does not fall within the Strategic Objectives because:-  
Objective 2: This development will not Foster an environment where existing enterprise can prosper, but will reduce enterprise  
Objective 4: This development will not reduce social, economic and environmental deprivation. It will not reduce unemployment, improve skills and education and improve environmental conditions, the development is not in keeping with the surrounding area.  
Objective 5: This development is not high quality and will not enhance the borough's natural environment but will reduce the natural environment by turning a green area into housing  
Objective 7: This development will reduce the area as a safe, healthy and cohesive community but making the area overcrowded with residential property  
Objective 10: This development will reduce the quality and accessibility of green space and nature.

If this development is undertaken it will not deliver the strategic objective. This development will compromise the ability of future generations to meet their own needs. The development will change the outlook and community within the South Croydon area and future generation will suffer because of this. This proposed development of new housing in Shirley Oak Road is not within keeping of the current development within this area. Shirley comprises of large semi and detached houses with large green areas. This development is in no way in keeping with housing in the area.

Changing a green area to an area of residential housing will cause harm and reduce the outlook of the area and is not in keeping with the surrounding area

Building a travelers site will increase noise levels and ruin the character of the area and this development would overwhelm this green area.

Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

This development would diminish the area of green fields and recreational land within the area.

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2056/01/027/DM43.4/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment		DM43.4 542	Site 542, Land to the west of Shirley Oaks Road, Shirley Oaks Road, is identified as suitable for 88-236 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Shirley Avenue and Wickham Road;	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2062/01/043/DM43.4/O	Councillor Jason Perry <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 542	Site 542, Land to the west of Shirley Oaks Road, Shirley Oaks Road, is identified as suitable for 88-236 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Shirley Avenue and Wickham Road.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2067/02/006/DM43.4/O	Stephen Baker	Object		DM43.4 542	I also object to the development on Shirley oaks, as a resident who used to live there on Shirley oaks, any more development on this land would over burden what is already a road system that can not cope with the buses and tight turns that have been made on the estate, it's would also ruin the feel of Shirley.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2071/01/043/DM43.4/O	Councillor Mario Creatura <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 542	Site 542, Land to the west of Shirley Oaks Road, Shirley Oaks Road, is identified as suitable for 88-236 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Shirley Avenue and Wickham Road.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2081/02/003/DM43.4/O	Stuart & Monique Woodrow	Object		DM43.4 542	We do accept that Croydon does need to provide new housing but this has to be on appropriate sites, i.e. previously developed land and not greenfield/metropolitan open land. We are firmly against this idea as it would set a precedent for inappropriate development/piecemeal development.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2081/01/005/DM43.4/O	Stuart & Monique Woodrow	Object	DM43.4 542	Development at this site would be detrimental to the openness, character, visual amenity and setting of Metropolitan Open Land. It would affect the residential amenity and result in the loss of trees and vegetation to the detriment of the surrounding area		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2096/01/006/DM43.4/O	Alfred Lancaster	Object	DM43.4 542	I and many residents in Shirley object to the following. 700 new homes to be built in Shirley oaks village with no provision for extra facilities like schools, doctors etc		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2128/02/004/DM43.4/O	Cllr Steve O'Connell AM	Object	DM43.4 542	I object to the de-designation of Metropolitan Open Land for the purpose of house building. My objection references MOL bearing the same protection from development as the Green Belt. If the Council will not agree to maintain the MOL status, designation as Local Green Space would lessen the negative impact on the local environment. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Shirley Avenue and Wickham Road.	The site should be at least designated as Local Green Space.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2131/01/004/DM43.4/O	Ronald H. Street	Object	DM43.4 542	The planning permissions proposals below I object to ref 542 If the Council will not keep the land as MOL it should at least be designated as Local Green Spaces. I am particularly concerned about the effect of local roads that the suggested development will have as, when Heron Homes built the original development some years ago they were prevented by the local council from building the number of houses now proposed because of inadequate access roads onto the estate. Under present conditions the A232 Wickham Road is particularly subject to traffic delays especially in term time. Your proposed developments would also have a detrimental effect on our already crowded local schools and doctor's surgeries.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2135/04/002/DM43.4/O	Mrs Susan Lockyer	Object	DM43.4 542	I accept that more housing is needed but this could not be developed in addition to 541. It would have to be one or the other. Some may be achievable but certainly not 236, that is approx. half of the rest of the estate put together! However the land is privately owned. The local management company has worked hard to maintain the green area and retain areas suitable for wildlife. The privately owned land is used by the residents as the properties do not have private gardens. The road is already congested with private cars making the bus route difficult. I do not consider it deliverable as planned, therefore it will not meet the present needs, let alone future needs. It is unrealistic to expect the land to sustain a limitless growth in population on relatively small patches. Transport will reach gridlock, the more land that is covered over limits drainage. More pipes will be channelled underground to bring in services and take away waste. Changes to due to global warming etc will be exacerbated if the population continues to converge on small land masses rather than spreading over the planet. In addition to the physical problems we would be creating, social problems will occur with people living in closer proximity in congested space.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2145/02/005/DM43.4/O	Paul Vernon & Natalie Payne	Object	DM43.4 542	I am writing to object to: The de-designation of the five pieces of land as metropolitan open land and their proposed use of housing land at poppy lane reference number 128. I feel that building more houses on the green land would totally destroy the wildlife in the area and would ruin an area of beauty, and that the one road into the village wouldn't be able able to cope with more traffic as its already busy.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2147/01/004/DM43.4/O	Patrick Thomas	Object	DM43.4 542	I am writing at this time to record my objections on the following basis - the use o this site , 542, for housing	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2185/01/004/DM43.4/O	Jonathan E Miller	Object	DM43.4 542	I object to ref 542-I am writing to you with regard to the recent changes in Planning policies by Croydon Council and their impact on the designation of grass areas in Shirley Oaks Village. These areas were formerly designated as Metropolitan Open Land and had protection from being built on. However my understanding is that these areas may now be changed to no Metropolitan Land thus allowing their use for future housing developments. As a resident of Shirley I would like to point out that our land was designated as 'Amenity Open Land' in 1985 by Croydon Council because of our undersized gardens and transferred to a Management Company, with each property owner as a shareholder of the Company. Whilst I fully accept the need for new housing in Croydon, in particular affordable housing for first time owners, it is clear the sheer scale of the proposed development and the resultant destruction of a precious greenfield site in Shirley Oaks Village that I object to. I would have no issue with a much smaller scale development of the village, as part of an overall plan for Croydon where new housing was primarily targeted toward development of brownfield sites under the council's jurisdiction. I urge you to consider my suggestions in the weeks ahead and look forward to receiving feedback in due course.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2195/01/004/DM43.4/O	Mrs Jane Smith	Object	DM43.4 542	object to development on these sites as they are MOL and amenity land used by surrounding residents. This would be detrimental to the area as the existing houses on the Estate have undersized gardens and would be obtrusive and lead to increase in traffic and access problems and noise issues	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2301/01/005/DM43.4/O	Breda Mohan	Object	DM43.4 542	I object to the use of the Land to the west of Shirley Oaks Road reference number 542 for housing:	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2302/01/005/DM43.4/O	Brenda Stratford	Object		DM43.4 542	The use of the following 5 sites for housing; ref no. 128, 504, 541, 542, 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as local green spaces		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2361/01/003/DM43.4/S	Alan Chitty	Support	Soundness - Justified	DM43.4 542	My objections are based on the fact that the proposals are not in the best interests of the electorate of the borough and that the proposals will only be harmful to the environment offering no benefits to the community. Building on the Green Belt is not the best option.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2371/01/005/DM43.4/O	Christopher Palmer	Object		DM43.4 542	I object to the use of the Land to the west of Shirley Oaks Road reference number 542 for housing:  If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.  Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.  I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2429/02/013/DM43.4/O	Mr & Mrs E Abdul-Nabi	Object	Soundness - Justified	DM43.4 542	Object to the use of this site for housing.	If the Council will not keep it as Metropolitan Open Land it should be at least designated as Local Green Space.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2448/01/043/DM43.4/O	Andy Stranack Croydon Council	Object	Soundness - Justified	DM43.4 542	Site 542, Land to the west of Shirley Oaks Road, Shirley Oaks Road, is identified as suitable for 88-236 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Shirley Avenue and Wickham Road.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2450/01/002/DM43.4/O	Mr & Mrs Jeffrey	Object		DM43.4 542	I thoroughly object to these proposals, the traffic has built up over time and I wouldn't even want to begin to imagine what Shirley Oakd would be like if another 600+ homes where to be built, that would be practically doubling the size of Shirley Oaks as it is at present.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2450/02/005/DM43.4/O	Mr & Mrs Jeffrey	Object		DM43.4 542	I will be objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

We strongly object to Croydon Council's local planning proposals and plans for development to the site being used for residential development. We strongly object to the de-designation of the Metropolitan Open Land around Shirley Oaks Village. No more housing should be built on MO land and it is inappropriate for development since it would overstretch the local road infrastructure with the additional traffic. The road in and out of Shirley Oaks Village is very narrow and there is hardly enough room for the bus to get by. The increased volume of traffic and parked vehicles would be unmanageable bringing traffic in all directions to a complete standstill. We believe the council needs to rethink its proposals for the sites, but would hope that in any event, an overwhelming majority of homeowners living in the village will reject the council's proposals. Not only would the area be an eyesore, but the proposal to build a whopping 700 new homes is unrealistic as the open green spaces are very small. You would also be destroying the wildlife by cutting down our precious trees and removing the open green spaces. It was agreed, and we believe documented, that after the build of phase 5 on Shirley Oaks Village that no more houses would be built, and this was a deciding factor when individuals bought their properties on Shirley Oaks Village. If over 700 new homes are built, it would no longer be a village but instead an ugly built up housing estate, changing the character of the landscape completely. From our perspective, if the proposals were approved, we would have no choice but to move away from the area. It would be too upsetting to see our open green spaces developed to excess with over 700 new homes. I have no doubt that developing the land would also devalue the property prices in the future. We find the council's proposals ludicrous and unreasonable. It is imperative that we protect the precious remaining green spaces around Shirley Oaks Village. On that basis, we vigorously object to the council's proposal to develop the land.

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2539/01/003/DM43.4/O	Lydia Benady	Object		DM43.4 542	We strongly object to the changes to designations of our grass areas. As a resident and shareholder I point out that our land was designated by Croydon Council in 1985 as Amenity Open Lan because of our under-sized gardens. This land is for our use. Not only would building be detrimental to our health and well being but also to the varied and protected wildlife that we have. There are plenty of rundown places in Croydon which should be regenerated and can be built on without impinging into our green spaces.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2540/01/004/DM43.4/O	Mrs Sandra Cooper	Object	Soundness - Justified	DM43.4 542	I object to the designation of Metropolitan Open Land around Shirley Oaks enabling parts of this land to be used for housing and in particular site 548, with which I have an adjoining boundary. Should the Council not keep this land as Metropolitan Open Land these spaces should at the least be designated as Local Green Space.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2541/01/005/DM43.4/O	Ms Susanne Million	Object		DM43.4 542	I object to the use of the site for housing.  If the Council will not keep this site as MOL, it should at least be designated as Local Green Spaces.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2544/01/005/DM43.4/O	Sara Palmer	Object		DM43.4 542	I object to the use of the Land to the west of Shirley Oaks Road reference number 542 for housing:  If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.  Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.  I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2547/01/001/DM43.4/O	Rudyard Miller	Object	DM43.4 542	To build on this land would alter for the worse, the character of the neighbourhood and present social problems of overcrowding. The current infrastructure could not support such a development.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2558/01/005/DM43.4/O	Miss Margaret A Williams	Object	DM43.4 542	I wish to register my objection to the proposed plans for the housing development on the green areas around the Shirley Oaks Estate.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2560/01/002/DM43.4/O	M.K White	Object	DM43.4 542	I strongly object to your proposed development plans for this site.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2564/01/007/DM43.4/O	Mrs Shirley M Kell	Object	DM43.4 542	Our LocalGreen Belt should remain as such and not dedesignated as Metropolitan Open Land which then could be used for new housing.Istrongly object to this proposal. Plans for residential development:- Ref.No.128- the land at Poppy Lane is identified as suitable for 51-107 homes. Ref.No.504-Stroud Green Pumping Station,140 Primrose Lane including the conversion of the locally-listed pumping station,is identified as suitable for 26-68 homes. Ref.No.541- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for SD-215 homes. Ref No.542 -land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes. Ref.No.548 -land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes. Development on any of these sites would change the whole character of the area, and surely add to the congestion of localroads,which would increase the risk of accidents	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2565/01/006/DM43.4/O	Ms Karen Fletcher	Object		DM43.4 542	We wish to register our objection to the proposals to change the policy map 43 in relation to Metropolitan Open Land at Shirley Oaks Village. Like many residents we purchased our home on the understanding that the MOL was owned by the residents themselves and would not be developed. It was a strong factor in our decision to purchase our house. The land itself was transferred to the management company by a transfer dating 30 July 1991 made between Heron Homes Limited and Shirley Oaks Management Limited. The third schedule to this transfer contains restrictive covenants and I have attached the relevant clauses. These clauses state that the land is to be used as open space so I do not understand how you can ignore this and grant planning permission to build houses. We understand the need for more housing but feel that this is not the way forward. It would be far better to look at the buildings/land owned by the London Borough of Croydon first to see which could be used as residential properties. The old Ashburton Library in Ashburton Park is such a building that could be redeveloped and used for housing and I am sure there are many more.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2566/01/005/DM43.4/O	Mrs S White	Object		DM43.4 542	I object to the use of the Land to the west of Shirley Oaks Road reference number 542 for housing:	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2569/02/002/DM43.4/O	Mr John Booroff	Object	Soundness - Justified	DM43.4 542	Land at Poppy Lane and Primrose Lane, Shirley Oaks Village. Residential development.  Can you please inform me why?  •All three consultation documents have only appeared in the last few days, yet the consultation meetings are for 25th and 28th of November? This is surely insufficient notice •I have tried to view the proposals on your website without success. Why would this be?  In view of the insufficient notice and lack of both digital as well as hard information, please register this email as an objection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2569/01/005/DM43.4/O	Mr John Booroff	Object	Soundness - Justified	DM43.4 542	<p>Please note that I wish to object to the proposals set out in reference numbers 504, 541, 542, 548 and 128, for the following reasons</p> <ul style="list-style-type: none"> <li>• There has been insufficient notice of the consultation period, and the proposals are not clearly set out as pertaining to Shirley Oaks Village.</li> <li>• This land is designated as Metropolitan Open Land, and I do not agree that it does not meet the criteria, as it does contribute to the physical structure of London, and there currently are open-air facilities, which serve significant parts of London.</li> <li>• Increasing the housing density in this development will have a detrimental effect on the overall environment, and will decrease the value of these homes, as the development contains smaller gardens than those originally planned, and the surrounding green spaces were left vacant to compensate for the lack of adequate open space.</li> <li>• Any change in the restrictions will adversely affect the accessibility to nature and wildlife of the area, which contains features of metropolitan importance.</li> <li>• There is inadequate infrastructure in the locality to accommodate such an increase in population</li> <li>• There has not been a true 'fit for purpose' investigation of the 'brownfield sites', which already exist in the borough, or of other open land which could be used without.</li> </ul> <p>In view of the above please register my objection to all five proposals, and please acknowledge receipt of this email.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2572/01/002/DM43.4/O	Mr Keith Simmonds	Object	Soundness - Justified	DM43.4 542	As a resident I would like to object to you proposals to build homes on the existing amenity land on Shirley Oaks due to the fact that the infrastructure could not cope and these area's are of natural beauty and full of wildlife, this is a sanctuary that must not be removed	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2573/01/005/DM43.4/O	Mr Keith Harris	Object	DM43.4 542	<p>Development Reference Numbers 541,542,548,128,504</p> <p>This we cause dangerous increase traffic through Shirley Oaks Road &amp; Primrose Lane, and also increase parking by the Synagogue which is bad at the best of times</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2574/01/002/DM43.4/O	Mr Lewis Reynolds	Object	DM43.4 542	<p>I wish to object to planned proposals; ref:542.</p> <p>These planned proposals will not fit within the current aesthetics of the estate so please accept this email as an objection to the proposal.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2578/01/003/DM43.4/O	Mr Tau Wey	Object	DM43.4 542	<p>I am concerned about this proposal. When I bought my house in Angelica Gardens, Shirley Oaks Village, it was my understanding that I would also become a communal owner of the surrounding Amenity Open Land. This was guaranteed by each freeholder in Shirley Oaks owning a share of the Shirley Oaks Management Limited, which in turn owns and manages the Amenity Open Land.</p> <p>Like many residents, I purchased my house partly due to the pleasant areas of green space available in my surroundings. I also think that the character of the current surrounding gives each property the value that it currently has.</p> <p>I would also object to attempts by Croydon Council or other agencies to attempt to purchase the land from Shirley Oaks Management Limited in the future.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2580/01/007/DM43.4/O	Mr Steven Hunt	Object	DM43.4	I am emailing to outline my objections to the planning notices in relation to the above reference numbers which concern land near to Shirley Oaks Road, Honeysuckle Gardens, Poppy Lane and Primrose Lane.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
			542	<p>I object to these proposed developments for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The move to unravel the protection of Metropolitan open land from significant housing developments is a disappointing and avoidable move by Croydon Council. This sets an unnecessary precedent. This land should be protected by its designation and the council has sufficient options elsewhere in the borough on land that has no such designation.</li> <li>2. Much of the land concerned was designated by Croydon Council in 1985 as "Amenity Open Land" because of the under-sized gardens of many of the Shirley Oaks property. I live with a young family on Shirley Oaks with a very small garden and object to the loss of this open land which is regularly used by young families and residents of the area who do not have large gardens or any gardens at all in some instances.</li> <li>3. Such proposals will unduly change the character and desirability of the local area which is defined by its open space. Shirley Oaks remains one of the few genuine peaceful residential areas within the borough and such thoughtless development will threaten this.</li> <li>4. The roads leading to Shirley Oaks are roads not given to significant volumes of traffic. Increasing the density of the population within the immediate area as substantially as you are proposing creates challenges for traffic and parking. The scale of the developments will exponentially increase the volume of traffic and create challenges for parking.</li> </ol>		
2581/01/002/DM43.4/O	Eli Simmonds	Object	DM43.4	As a resident I would like to object to you proposals to build homes on the existing amenity land on Shirley Oaks due to the fact that the infrastructure could not cope and these area's are of natural beauty and full of wildlife, this is a sanctuary that must not be removed	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
			542			

2582/01/009/DM43.4/O	Ms Ellie London	Object	DM43.4 542	I object to the use of the site for housing.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2585/01/007/DM43.4/O	Ms Rachel James	Object	DM43.4 542	I object to the following proposal for shirley oaks village. Ref: 541, Ref: 542, Ref: 548, Ref: 128, Ref: 504 I love my home currently on shirley oaks our gardens are considerably in the small side and I daily take walks on to the land with have with my 2 children and husband. I feel this would depreciate the area and I wouldn't be happy with any of the above plans.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2599/01/005/DM43.4/O	Helen Armstrong	Object	DM43.4 542	I am writing to register my household's objection to the prooposed developments in Shirley. The projected number of homes will impact dramatically not only on the existing residents and the open feel of the site, but essentially on the transport infrastructure. Wickham Road is a major route, prone to congestion at peak hours and any significant increase in road users will have a dramatic knock on effect not for residents and also for commuters in all directions. The Trinity roundabout is a major junction with many bus routes passing through, this would grind to even more of a halt. The potential number of proposed properties is unacceptably high.	Objection to the proposed development of Site 542	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2605/01/027/DM43.4/O	Ian Broyd	Object	DM43.4 542	If the Council will not keep them as Metropolitan Open Land, the five sites should at least be designated as Local Green Spaces and not used for housing.	The site should be Local Green Space.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2614/01/003/DM43.4/O	Nicola Hodgson <i>The Open Spaces Society</i>	Object	DM43.4 542	<p>The Society objects to the proposals to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and on land surrounding Shirley Oaks Village, in particular the proposals on page 68. This land is currently protected from development similar to protection of green belt land.</p> <p>The Society objects in principle to the decision of the council to de-designate land currently held as Metropolitan Open Land. Even if parts of the areas were designated as local green space, in accordance with the National Planning Policy Framework, there would still be a huge loss of open space.</p> <p>If development were allowed in these areas it would be detrimental to the amenity value of the area for the benefit of the public.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2618/01/007/DM43.4/O	Miss P Jones	Object	DM43.4 542	<p>Having lived in Shirley for over 50 years I strongly object to Croydon Council plans to de-designate the Metropolitan open land so that most of this land can be used for new housing. At the moment it has the same Protection as Green Belt.</p> <p>Firstly, this would entail the loss of a vital green corridor between Shirley Oaks and the surrounding area, changing the character of the area, more importantly the road infrastructure couldn't cope with the additional traffic. Try getting out to the Wickham Road from Orchard Avenue in rush hour.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2635/01/037/DM43.4/O	Paul Sandford <i>Bourne Society</i>	Object	DM43.4 542	<p>Land to the west of Shirley Oaks Road, Shirley Oaks Road, is identified as suitable for 88-236 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Shirley Avenue and Wickham Road</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2657/01/030/DM43.4/O	Rebecca Pullinger CPRE London	Object	Soundness - Effective DM43.4 542	<p>The more specific site allocations represent a large reduction in the amount of designated and non-designated open space. While we acknowledge the need to build new homes and associated infrastructure such as schools, Croydon's growing population also needs quality open spaces for all the human amenity and ecosystem services which they provide.</p> <p>We object to the proposed development on green spaces, which are currently designated, and should remain designated, as part of the Shirley Oaks MOL. As mentioned as part of our response to SP7, we feel that most of the site still warrants its MOL designation. We object to the following site allocations as they will fragment the green space impacting on residents' amenity and wildlife's use of the area (both current and potential).</p> <p>The presence of scattered detached housing does not impact the overall openness of the site, and therefore is not a reason to remove the designation of MOL and allocate for further development.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2663/01/004/DM43.4/C	Mrs Y Sussey		DM43.4 542	object to proposals at this site because of the increased risk of flooding and adverse impact on air quality. New Housing should be on brownfield sites	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2665/01/005/DM43.4/O	Ms S Mawaziny	Object	DM43.4 542	I object to the use of the Land to the west of Shirley Oaks Road reference number 542 for housing:	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2666/01/006/DM43.4/O	C Morley-Smith	Object	DM43.4 542	Respect green fields and use brown field land first. Don't just build to reach targets without proper research, debate and thought of the long term consequences.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2681/01/004/DM43.4/O	Mrs Patricia Harding	Object	DM43.4 542	I would like it known for the record that I strongly object to any changes of use to the open land within Shirley Oaks Village	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2682/01/007/DM43.4/O	Mr & Mrs Kellas	Object	DM43.4 542	I would say to the Council Croydon is full and kindly leave our precious Shirley open spaces and attractive streets alone, we don't need an odd assortment of blocks of flats amongst the semi-detached and small detached properties here, or in similar Croydon suburbs -it would be an architectural disaster along the lines of the 1950s concrete jungle development of the centre of Croydon. And we don't have the infrastructure to cope with more people, or the roads to cope with the traffic we already have.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2688/01/001/DM43.4/O	Mr & Mrs Perry	Object	DM43.4 542	The proposal to build 750 homes on our amenity open land is depicable, we have lived here since 1986 and paid yearly for these grounds to be maintained.  Croydon needs open spaces and trees for the town to breathe. The process of building in this small area would be intolerable and increase the traffic at the Wickham Road andn Shirley Road would be horrific. We will complain to our MP to stop this lunacy.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2696/01/006/DM43.4/O	Mr Beresford Walker	Object	DM43.4 542	I object to Policy DM43, reference Site 542 to build new homes on land to the East & West of Shirley Oaks Road	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2706/01/007/DM43.4/O	Mr & Mrs Panagakis	Object	DM43.4 542	Object to the use of land to the west of Shirley Oaks Road (reference number 542) for housing	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2720/01/002/DM43.4/O	Mr & Mrs C P Smith	Object		DM43.4 542	object to this site as this land was designated to residents of Shirley Oaks village as amenity open land in 1985 because of the undersized gardens and transferred to the management company. The Land should remain Green Belt	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2721/01/009/DM43.4/O	Mr A Zelisko	Object	Soundness - Justified	DM43.4 542	I object to the use of this site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2729/01/002/DM43.4/C	Mr G Simmonds			DM43.4 542	Object to site 542 as the site is undeliverable for the following:  lack of evidence to support de-designation as the report relies entirely on opinion uninformed by actual specifics of land use and forms an important of Shirley's green infrastructure  the land is used for recreation and its loss would be contrary to the Mayors Pan Policy 17.7 which highlights the positive aspects of MOL such as play areas for children and amenity areas for grandparents to play with their children, play areas for kids going home from school and also for others such as dogwalkers  the land should be retained as MOL as it meets the criteria set out by the London Plan	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2736/01/007/DM43.4/O Mr & Mrs Hunt	Object	DM43.4 542	<p>I am writing to object to: The use of the following five sites for housing:</p> <ul style="list-style-type: none"> <li>•Land at Poppy Lane reference number 128</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane reference number 504</li> <li>•Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541</li> <li>•Land to the west of Shirley Oaks Road reference number 542</li> <li>•Land to the rear of 5-13 Honeysuckle Gardens reference number 548</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. People buy property on Shirley Oaks Village because of the green open spaces, the peace and tranquillity, the beautiful old Oak Trees. You cannot suddenly take that away these surroundings; people have spent hard earned money to live on this Village. Residents also pay for maintaining these green open spaces. The service road will not take any more traffic; two buses can hardly pass, and indeed were not supposed to drive round the estate together because of the small service road. There is a hospital and ambulance station on the estate, and any increase in traffic will interfere with their services.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
2737/01/007/DM43.4/O C Banks	Object	DM43.4 542	<p>We are writing to object to the use of the following five sites for housing</p> <ul style="list-style-type: none"> <li>- Land at Poppy Lane, reference number 128</li> <li>- Stroud Green Pumping Station, 140 Primrose Lane, ref no. 504</li> <li>- Lane to the East of Shirley Oaks Road and to the rear of Beech House and ash House reference number 541.</li> <li>- Land to the west of Shirley Oaks Road, ref number 542.</li> <li>- Land to the rear of 5-13 Honeysuckle Gardens, ref number 548.</li> </ul> <p>If council will not keep them as metropolitan open land, these sites should at least be designated as green spaces.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

2740/01/005/DM43.4/O	Mr Ian K White	Object		DM43.4 542	I object to the use of the Land to the west of Shirley Oaks Road reference number 542 for housing:	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2742/01/010/DM43.4/O	Mr E Tilly	Object		DM43.4 542	Object to this site as building on it would lead to a loss of greenspace between Shirley oaks and the surrounding area	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2745/01/007/DM43.4/O	Mrs Frances Pearce	Object	Soundness - Justified	DM43.4 542	I am writing regarding the Council's plans for a massive redevelopment in the Shirley Area. More houses mean more traffic on our already crowded roads. I no longer go into Croydon because of the journey times. How long would it be before the Council considered bringing in a congestion charge. When you build all these properties do you consider the local amenities and the effect that more people would have on these. Where are the school places for all of these children? Regarding doctors. Unless it is an emergency I have to wait at least a week for an appointment. This waiting time can only increase if there are more patients. Is it the Council's policy to build over green belt land to the detriment of locals? I sincerely hope not. I think you need to seriously reconsider these plans.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2758/01/007/DM43.4/O	Mr David Jenner	Object		DM43.4 542	When the development was originally constructed by Heron Homes the road system was deliberately laid out in a manor to not only reduce the amount of traffic but also the type of vehicles travelling through Shirley Oaks. Currently the road network is at saturation and could not cope with increase in traffic that the proposed development will bring. This will inevitably lead to an increase in road accidents.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2758/01/006/DM43.4/O	Mr David Jenner	Object	DM43.4 542	<p>There are a large number of protected trees on Shirley Oaks which would be removed to allow the development being proposed by Croydon Council on the Site.</p> <p>There are a large number of badgers and other wildlife currently resident on Shirley Oaks, Site 542. If the proposed development is carried out then this wildlife is likely to be killed</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2758/01/005/DM43.4/O	Mr David Jenner	Object	DM43.4 542	By building on this land the risk of Subsidence and Heave would increase substantially	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2758/01/004/DM43.4/O	Mr David Jenner	Object	DM43.4 542	By building on this Site the risk of flooding to properties on Shirley Oaks and those adjoining Shirley Oaks would increase substantially	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2758/01/003/DM43.4/O	Mr David Jenner	Object	DM43.4 542	Currently this site is designated as Metropolitan Open Land as per Part 3D.10 from the London Plan there is no indication that Croydon Council have the approval of the Mayor Of London to this de-designation.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2758/01/002/DM43.4/O	Mr David Jenner	Object	DM43.4 542	This site is currently owned by Shirley Oaks Management and the agreement under Section 52 of the Town and Country planning Act 1971 requires the site to be held as amenity open space and prevents any development of the site and therefore this site is not deliverable	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2764/14/005/DM43.4/O Mr Derek Ritson  
Monks Orchard Residents Associa

Object Soundness - DM43.4  
Justified 542

These open spaces are collectively designated as Metropolitan Open Land. It would be disastrous to lose a link in this chain.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

THE SHIRLEY GREEN CHAIN  
The green open spaces of Shirley Oaks Village provide several links in the Shirley Green Chain. This chain starts at the South Norwood Country Park in the north and runs south through Ryland Fields, Long Lane Woods, Ashburton Playing Fields, the open spaces of Shirley Oaks Village, Trinity School playing fields, Shirley Park Golf Course and up to the Shirley Hills. From there the Green Chain continues through Heathfield, Bramley Bank Nature Reserve, Littleheath Woods and via Selsdon Park to Kings Wood at Hamsey Green. These open spaces are collectively designated as Metropolitan Open Land. It would be disastrous to lose a link in this chain.

Planning Policy Guidance Note 9  
This guidance stresses the importance of nature conservation, not only on nationally important sites, but also suggests that many urban sites for nature conservation have enhanced local importance as a consequence of the relative lack of wildlife sites in built up areas. Statutory and nonstatutory sites which provide wildlife corridors, links or stepping stones from one habitat site to another, all help to form a network necessary to endure the maintenance of the current range and diversity of our flora and fauna.

The Green Spaces in Shirley Oaks were designated as Metropolitan Open Land and today still meet the criteria for this protection. The sites (1) contain conservation and habitat interest of value at a metropolitan level and (2) forms part of the Shirley Green Chain. These are two of the criteria for Metropolitan Open Land. The Green Spaces in Shirley Oaks Village were designated as Metropolitan Open Land and today still meet the criteria for this protection.

The sites  
(1) contain conservation and habitat interest of value at a metropolitan level and  
(2) form part of the Shirley Green Chain. These are two of the criteria for Metropolitan Open Land.

These sites possibly have a section 52 agreement, and are part ownerships shared by each of the Shirley Oaks Village residents.

Re-designation of MOL falls foul of

the London Plan.

Existing dwellings to be retained or demolished? If retained the Site Area should be adjusted to take account of the existing dwellings: The Lodge, Beech House & Ash House? On the East site And the Synagogue and the two house (can't read their names) on the West side.

Infrastructure not specified to support development.

Schools are oversubscribed; GP Surgeries oversubscribed

Road system could not cope with the increase in traffic during peak travel times

Area has high water table and is subject to flooding.

London Plan

POLICY 7.17 METROPOLITAN OPEN LAND  
Strategic

A The Mayor strongly supports the current extent of Metropolitan Open Land (MOL), its extension in appropriate circumstances and its protection from development having an adverse impact on the openness of MOL.

Planning decisions

B The strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt.

Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL.

LDF preparation

C Any alterations to the boundary of MOL should be undertaken by Boroughs through the LDF process, in consultation with the Mayor and adjoining authorities.

D To designate land as MOL

boroughs need to establish that the land meets at least one of the following criteria:

- a) it contributes to the physical structure of London by being clearly distinguishable from the built up area
- b) it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
- c) it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan valued it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.

The London Plan 7.56  
 The policy guidance of paragraphs 79-92 of the NPPF on Green Belts applies equally to Metropolitan Open Land (MOL). MOL has an important role to play as part of London's multifunctional green infrastructure and the Mayor is keen to see improvements in its overall quality and accessibility. Such improvements are likely to help human health, biodiversity and quality of life. Development that involves the loss of MOL in return for the creation of new open space elsewhere will not be considered appropriate. Appropriate development should be limited to small scale structures to support outdoor open space uses and minimise any adverse impact on the openness of MOL. Green chains are important to London's open space network, recreation and biodiversity. They consist of footpaths and the open spaces that they link, which are accessible to the public. The open spaces and links within a Green Chain should be designated as MOL due to their London-wide importance.

2775/01/043/DM43.4/O	Cllr Tim Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 542	Site 542, Land to the west of Shirley Oaks Road, Shirley Oaks Road, is identified as suitable for 88-236 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Shirley Avenue and Wickham Road.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2776/01/043/DM43.4/O	Cllr Helen Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 542	Site 542, Land to the west of Shirley Oaks Road, Shirley Oaks Road, is identified as suitable for 88-236 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Shirley Avenue and Wickham Road.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2791/04/002/DM43.4/O	Peter Staveley	Object		DM43.4 542	The preferred approach is not the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3. The land is current Green Belt or Metropolitan Open Land or otherwise designated green land and should not be built on. I disagree that it "does not contribute to the physical structure of London". Just because it has no facilities does not mean that it is not an asset to the life of London. Yes, it is deliverable but should not be delivered on that land. No, it is not sustainable because it removes the need for green space for future generations.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2812/01/043/DM43.4/O	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 542	Site 542, Land to the west of Shirley Oaks Road, Shirley Oaks Road, is identified as suitable for 88-236 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Shirley Avenue and Wickham Road.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2829/01/043/DM43.4/O	Cllr Margaret Mead <i>Croydon Council</i>	Object	Soundness - Justified	DM43.4 542	Site 542, Land to the west of Shirley Oaks Road, Shirley Oaks Road, is identified as suitable for 88-236 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Shirley Avenue and Wickham Road.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2841/01/030/DM43.4/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object		DM43.4 542	Site 542, Land to the west of Shirley Oaks Road, Shirley Oaks Road, is identified as suitable for 88-236 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Shirley Avenue and Wickham Road;	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2842/01/043/DM43.4/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 542	Site 542, Land to the west of Shirley Oaks Road, Shirley Oaks Road, is identified as suitable for 88-236 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Shirley Avenue and Wickham Road.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2857/01/007/DM43.4/C	Philip Talmage			DM43.4 542	Residential development on either side of Shirley Oaks Road and around Shirley Oaks Village (reference numbers 128, 504, 541, 542, 548 on Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals) This is Metropolitan Open Land which is accorded the same level of statutory protection as the Green Belt. Changing this designation in order to allow building amounts to an abuse of the planning process. The area is liable to localised flooding, which anyway makes it unsuitable for residential housing. There appears to be no provision for additional infrastructure which would support the building of up to 750 new homes. In particular, local roads are already inadequate; morning traffic queues are already common in this area, especially towards the town centre. The proposals cannot but fundamentally alter the character of this part of Shirley, again, for the worse	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2879/01/005/DM43.4/C	Mr Roy Saunders			DM43.4 542	object to the development at land to the west of Shirley Oaks Road as it is protected land as MOL	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2904/04/001/DM43.4/O	Mrs C E Wilson	Object	DM43.4 542	The site is owned by Shirley Oaks Management Company. The site is currently designated MOL. There is a legal agreement which relates to the land and identifies an area of which the site is part. It requires that the site be transferred to a management company and beheld as amenity open space. The company is the successor in the title to the original developer. The Section 52 agreement prevents development of the site and therefore it is not deliverable. The MOL designation should remain. Should the decision to de-designate the site as MOL, it should be designated at local green space. Development of the site would not comply with the NPPF nor would it be sustainable development for the reasons set out above and those identified in respect to the objection to Policy SP7. The highway network is already at saturation point and in any event any proposed residential development would generate an unacceptable amount of traffic. The site has a high water table.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2905/01/001/DM43.4/O	Mr S F A Wilson	Object	DM43.4 542	The site is owned by Shirley Oaks Management Company. The site is currently designated MOL. There is a legal agreement which relates to the land and identifies an area of which the site is part. It requires that the site be transferred to a management company and beheld as amenity open space. The company is the successor in the title to the original developer. The Section 52 agreement prevents development of the site and therefore it is not deliverable. The MOL designation should remain. Should the decision to de-designate the site as MOL, it should be designated at local green space. Development of the site would not comply with the NPPF nor would it be sustainable development for the reasons set out above and those identified in respect to the objection to Policy SP7. The highway network is already at saturation point and in any event any proposed residential development would generate an unacceptable amount of traffic. The site has a high water table.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2910/02/005/DM43.4/O Ms Debbie Butler

Object

Soundness - DM43.4  
Justified 542

I object to the use of the following five sites for housing:  
•Land at Poppy Lane reference number 128;  
•Stroud Green Pumping Station, 140 Primrose Lane reference number 504;  
•Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;  
•Land to the west of Shirley Oaks Road reference number 542; and  
•Land to the rear of 5-13 Honeysuckle Gardens reference number 548;  
If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

I write concerning Croydon Council's proposals contained in the consultation document of the Croydon Local Plan that includes the re-designation of Metropolitan Open Land in Shirley and specifically within the confines of Shirley Oaks. I consider these proposals and others listed above to be inappropriate as they would significantly change the character of the area in which I have lived all 61 years of my life and I wish to add my voice to those already expressing concerns and objections about these proposals.

I strongly object to the proposal to re-designate Metropolitan Open Land to facilitate the building of new homes on land in Shirley Oaks and the provision of temporary or permanent traveller/gypsy sites in areas that are acknowledged by the Council to be in the green belt at Coombe Farm and Coombe Lodge Nurseries in Conduit Lane.

These proposals are totally out of keeping with the character of the area which predominantly comprise owner-occupied semi and detached homes. Surely areas considered to be brownfield sites are more appropriate than the unacceptable use of Metropolitan Open Land?

The proposals affecting the area surrounding Shirley Library are also of concern as this would adversely change the character of the area and potentially result in the establishment of additional unsightly car- parking sites on the south side of Wickham Road, similar to that at the front of the Shirley Medical Centre at 370 Wickham Road.

2924/01/007/DM43.4/O	Mr Roohi F Khan	Object		DM43.4 542	<p>These areas allowed by Shirley Oaks Management Ltd. 488 residents are shareholders In this company. This land was transferred to the above company In1985 and designated as open amenity land by CroydonCouncil for use of residents as the gardens of the dwellings built by Heron Homes were very small</p> <p>These areas of open amenity land are fully utlfsed by the residents and others for recreation and leisure and are clearly Identffied as private land. High density buildingIn these areas would result In lack of pleasure ancUeisure amenitty for present residents, Increase trafffC congestion and an Increased risk to res dents personalsafety and health espedaUy through high poflution levels.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2931/01/009/DM43.4/O	Mr John Newman	Object		DM43.4 542	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2948/02/004/DM43.4/O	Mrs Carolyn Dare	Object	Soundness - Justified	DM43.4 542	I raise strong objection to the allocation of this site for development. I am a shareholder in Shirley Oaks Management Company which owns the land and maintains it. I pay a quarterly charge towards its upkeep. The traffic is already too much for the road through the village. Please do not allow our village to be destroyed.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2948/01/004/DM43.4/O	Mrs Carolyn Dare	Object	Soundness - Justified	DM43.4 542	I raise strong objection to the allocation of this site for development. I am a shareholder in Shirley Oaks Management Company which owns the land and maintains it. I pay a quarterly charge towards its upkeep. The traffic is already too much for the road through the village. Please do not allow our village to be destroyed.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

The proposal to build new houses in Shirley Oaks Road does not fall within the Strategic Objectives because:-  
Objective 2: This development will not Foster an environment where existing enterprise can prosper, but will reduce enterprise  
Objective 4: This development will not reduce social, economic and environmental deprivation. It will not reduce unemployment, improve skills and education and improve environmental conditions, the development is not in keeping with the surrounding area.  
Objective 5: This development is not high quality and will not enhance the borough's natural environment but will reduce the natural environment by turning a green area into housing  
Objective 7: This development will reduce the area as a safe, healthy and cohesive community but making the area overcrowded with residential property  
Objective 10: This development will reduce the quality and accessibility of green space and nature.  
This proposed development of new housing in Shirley Oak Road is not within keeping of the current development within this area. Shirley comprises of large semi and detached houses with large green areas. This development is in no way in keeping with housing in the area. Changing a green area to an area of residential housing will cause harm and reduce the outlook of the area and is not in keeping with the surrounding area  
Building a travelers site will increase noise levels and ruin the character of the area and this development would overwhelm this green area.  
Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.  
This development would diminish the area of green fields and recreational land within the area.

this development will compromise the ability of future generations to meet their own needs. The development will change the outlook and community within the South Croydon area and future generation will suffer because of this.

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

2969/01/001/DM43.4/O	Mrs Janet Hills	Object	Soundness - Justified	DM43.4 542	<p>1) I own pt the Land and am not prepared to sell my Share !</p> <p>2) This open pastureland is used by children (playing) and dog walkers from other parts of Shirley. I know this because friends of mine walk their dogs - and pick up their 'litter'. We're all being encouraged to exercise more yet you're taking away the possibilities of doing so on our own 'home ground' !.</p> <p>3) It will grossly decrease the value of my property. !!!</p> <p>4) I am in my 70's (I moved here 8 yrs ago because of the tranquility) and haven't the energy to move again !</p> <p>5) The Wickham Road is already congested a lot of the time, I can't imagine what it'll be like with the introduction of 750 'new builds' on Shirley Oaks + the plans for altering other parts of Shirley.</p> <p>6) There are wild birds, and animals, living here as well as us you know !!</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
2974/01/006/DM43.4/O	Jane Bowden	Object	Soundness - Justified	DM43.4 542	<p>2) I understand that the Council are seeking to de-designate various pieces of land on either side of Shirley Oaks Road and around Shirley Oaks village, so that it is no longer Metropolitan Open Land, with a view to potentially building between 304 and 751 new homes. (Reference numbers 128, 504, 541, 542 &amp; 548). Open, green land is essential to maintain a pleasant living area, and to maintain the character of the area. In addition, this number of additional dwellings would seriously overwhelm the local infrastructure. In particular, the local road infrastructure could not cope with the additional traffic.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3001/01/007/DM43.4/O	Mr John Helen	Object		DM43.4 542	<p>land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 542);</p> <p>I will be objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.</p> <p>I am happy for the Council to replace under-used garages with much-needed homes, but I will be objecting to building on precious open space.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3002/01/007/DM43.4/O	Mr John Hitchcock	Object	DM43.4 542	<p>Our family has lived on Shirley Oaks Village approx 20 years ago and understood the village to be a Private estate and I am writing to object to the de-designation of the open land around the village and to the use of five sites for housing.</p> <p>The land rightfully belongs to the residents, the area and roads will become congested and property values will decrease.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
3005/01/004/DM43.4/O	Mr John Roberts	Object	DM43.4 542	<p>I am writing to object to: The use of the Land to the west of Shirley Oaks Road, reference number 542, for housing:</p> <p>If the Council will not keep these areas as Metropolitan Open Land, these 5 sites should at least be designated as Local Green Space.</p> <p>My objections are based on the following:</p> <ul style="list-style-type: none"> <li>i. The change in local designation and subsequent development would lead to a material reduction to an important green space and amenity within a basically urban area,</li> <li>ii. The effect and congestion on the local infra-structure which would be caused by the building of more housing to an already densely developed site,</li> <li>iii. The effect on existing property values of property to Shirley Oaks and surrounding areas caused by the reduced amenity and congestion.</li> </ul> <p>I urge that the Council should take these and other objections in consideration and not continue with their plans to re-designate the areas described above</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

3010/01/007/DM43.4/O	Mr Joseph Rowe	Object	Soundness - Justified	DM43.4 542	<p>Land currently designated as Metropolitan Open Land at Poppy Lane, Stroud Green Pumping Station, to the east of Shirley Oaks Road, to the west of Shirley Oaks Road and to the rear of 5-13 Honeysuckle Gardens has been identified as suitable for up to 741 homes (pages 445-446, 451-452, 453-454, 455-456, 457-458 Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference numbers 128, 504, 541, 542 and 548).</p> <p>I object to these proposals on the grounds that:</p> <p>□This land is designated as Metropolitan Open Land and there is no justification for re designation. An increase of up to 741 homes on this land would put local services including schools, transport and already crowded roads under further pressure.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
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3017/01/006/DM43.4/O	Mr Chris Connor	Object	DM43.4 542	<p>2. REF:128, REF:504, REF:541, REF:542, REF:548 (Shirley Oaks Village)</p> <p>Once the area surrounding Shirley Oaks Village is re-designated the Council plans to build 751 homes on 5 separate sites. Supposing the average house is for 4 people, 3000 people in total will move to the area. The housing will attract families - potentially half being children. The Council mention no where in their 700 page document about the building of new schools (primary and secondary) nor the building of doctor surgeries, nor the expanding of the local shopping area let alone the already stretched local road infrastructure. Our local area can't cope as it is - St John's primary school has applied for an extension to cope with the current demand on its places. During rush hour buses frequently don't stop at bus stops because they are full. Traffic is often diverted down our road, Shirley Church Road, if there is an accident on Wickham Road or Gravel Hill. The dual carriage way (Shirley Park) is crawling along during rush hour. The council are planning to add another 1000 plus cars to this equation. Shirley is often described according to estate agents as leafy, popular, excellent schools. By building 751 more homes the character of the area will change completely.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
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3018/01/007/DM43.4/O	Chris Lynam	Object		DM43.4 542	<p>I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least designated as Local Green Space, for its protection from development. This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form.</p> <p>Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over-subscribed as well as the already-stretched social and healthcare facilities would be overloaded.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.	
3028/01/007/DM43.4/O	Mr Nick Barnes	Object	Soundness - Justified	DM43.4 542	<p>Having read both local plans for the Shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.</p> <p>None of these plans will benefit Shirley and I object to them all.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.	
3029/01/005/DM43.4/O	Mr Paul Newton <i>Addington Village Residents Assoc</i>	Object	Soundness - Justified	DM43.4 542	<p>Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.</p>	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3041/01/004/DM43.4/O	Sarah Minter	Object	DM43.4 542	I strongly object to the proposed development plans for the Shirley Area. I have lived here all my life and have seen a steady influx of people, and a massive reduction in the green space in the area. The roads are already far too congested and the social infrastructure is already struggling to cope with the number of residents. There are many areas in the Croydon borough much more suited to such large scale development. I am thinking particularly of areas around Purley Way. There are also many brown field sites in the borough that could be put to more effective use as housing without affecting the green areas. I guess the council prefers to redevelop the green areas rather than the brown field areas due to cost. As I said I do not want my local area turned into a concrete jungle where there is nowhere for people to relax in the open.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3045/01/006/DM43.4/O	Mr Stuart Marsh	Object	DM43.4 542	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3045/01/005/DM43.4/O	Mr Stuart Marsh	Object	DM43.4 542	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3047/01/005/DM43.4/O	Mr Brian Jacobs	Object	Soundness - Justified	DM43.4 542	<p>I am writing to object to all the proposed changes and plans affecting the Shirley neighbourhood as advised to me by Gavin Barwell and the Executive Committee of Spring Park Residents Association.</p> <p>1) I object strongly to any plans to change the definition of existing land and use.</p> <p>2) When dealing with the further extension of Shirley Oaks site I am disturbed by the fact there are just two access points i.e.. Shirley Road and Wickham Road the later being onto the A232 which is very busy all day and particularly during rush hour periods, when traffic backs up westwards to the Shirley Road roundabout and beyond.</p> <p>3) The proposals for Shirley Oaks, given to me indicate land being suitable for between 304 and 751 additional homes. As many properties nowadays have at least one car this will have a serious additional congestion to Shirley and Wickham Roads.</p> <p>4) Additionally, development of this size would have a serious demand on existing schools (primary particularly), doctors and other local</p>	I am writing to object to all the proposed changes and plans affecting the Shirley neighbourhood	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
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3072/01/007/DM43.4/O	Christine McCarthy	Object		DM43.4 542	I object to all the proposals set out for new housing and travellers sites in Shirley. I feel it will ruin the area by taking up all the open spaces.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
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3076/01/007/DM43.4/O Claire Hunt	Object	DM43.4 542	<p>I am writing to express my objection to the proposals of development to the Shirley oaks estate, on website <a href="http://www.croydon.gov.uk/policiesmap">www.croydon.gov.uk/policiesmap</a> on "Changes to the policy Map 43" those being:-</p> <ul style="list-style-type: none"> <li>□□Ref:541. Shirley oaks road East side, up to 215 new homes!!!</li> <li>□□Ref:542. Shirley oaks road west side, up to 236 new homes!!!</li> <li>□□Ref:548. Land rear of honeysuckle gardens, up to 125 new homes!!!!</li> <li>□□Ref:128. Poppy lane, up to 107 new homes!!</li> <li>□□Ref:504. Up to 68 new homes or gypsy site at the water board HQ, primrose lane!!!!!!!!!!!!</li> </ul> <p>I brought my home on 5 Flag Close, Shirley Oaks, Surrey, CR0 8XT as it was on a green and pleasant estate and on the understanding this land was designated to us as because of our undersized gardens. We were told this land would never be built on and each of the properties on the estate are shareholders of this land as it was designated "amenity open land" by the Croydon council and transferred to our management company.</p> <p>We are forming groups and seeking legal advice and looking into the legal implications and small print to your proposals and will not take this laying down!!!!</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3080/01/007/DM43.4/O Mr John Mills	Object	DM43.4 542	<p>I object to the use of the site for housing. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3087/01/010/DM43.4/O	Mrs Halina Tutt	Object	DM43.4 542	This lovely part of Croydon seems to be the worst affected by the Council's proposals. Croydon Council plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village. Metropolitan Open Land has the same protection from development as the Green Belt. The Council are proposing to remove this designation so that most of this land can be used for new housing. I am objecting to the decision to de-designate this land as Metropolitan Open Land. If the Council won't keep it as such, it should at least designate it as Local Green Space so that it has some protection. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, but trust me, the local roads couldn't cope with the additional traffic. If you ever travel on Wickham Road, Addiscombe Road or Lower Addiscombe Road at rush hour you will agree with me. The traffic is already horrendous and more housing would simply treble this problem.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3093/01/004/DM43.4/O	Mr Paul Grosser	Object	DM43.4 542	The planning permissions proposals below I object to ref 542 I have friends who live in Shirley oaks village and I know them and myself along with many others all object to the proposals to build on the green areas. This grass area is used by many and would totally change the area if built on and we don't want it. Part of the charm of this area is those green areas and it has something that you don't find often in Croydon so please let us keep the green areas as we all object to them being built	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3097/01/007/DM43.4/O	Mr Ben Lynam	Object	DM43.4 542	I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least designated as Local Green Space, for its protection from development. This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form. Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over-subscribed as well as the already-stretched social and healthcare facilities would be overloaded.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3098/01/004/DM43.4/O	Mr Derrick Thurley	Object	DM43.4 542	<p>1De-designation of the Metropolitan Open Land around Shirley Oaks Village thus enabling the following sites to be built on.</p> <p>a)Policy DM43, Reference 128 Land to build 51 to 107 homes in Poppy Lane</p> <p>b)Policy DM43, Reference 504 Land to build 26 to 68 homes at Stroud Green Pumping Station, 140 Primrose Lane including conversion of the pumping station</p> <p>c)Policy DM43, Reference 541 Land to build 80 to 215 homes to the east of Shirley road and rear of Beech House</p> <p>d)Policy DM43, Reference 542 Land to build 88 to 236 homes to the west of Shirley Oaks Road</p> <p>e)Policy DM43, Reference 548 Land to build 5 to 13 homes to the rear of 5 to 13 Honeysuckle Gardens</p> <p>This entails loss of green space, changing the character of the area and local road infrastructure unable to cope.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3101/01/003/DM43.4/O	Mrs B McLean	Object	DM43.4 542	It is of great shock to me that this is threatened and I hope that this can be lifted.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3102/02/006/DM43.4/O	Mr Richard Horton	Object	DM43.4 542	I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3109/01/006/DM43.4/O	Mr Dominic Quinn <i>A3 Architecture London LTD</i>	Object	DM43.4 542	Object to the dedesignation of MOL around Shirley Oaks Village as it will change the character of the area.If they are not MOL they should at least be Local Open Land. Building Houses on them would lead to the loss of avital green corridor and set a precedent	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

I am writing to lodge my objection to some of the proposals contained in the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals.  
In particular:  
1. Shirley Oaks  
The proposal to re-designate the Metropolitan Open Land on Shirley Oaks Road and around Shirley Oaks Village so that it can be used for new housing (page 68, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals).  
My main objections are:  
This would result in the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area.  
The local road network could not cope with the additional traffic.  
Insufficient local infrastructure to cope with the increased population.  
Conclusion  
The proposals I have highlighted can only be viewed as negative. If adopted, they will increase the local population - and the density of that population - without providing any supporting infrastructure. The new residents from the planned apartment blocks and traveller sites will need additional public services such as schools, medical services and shops. Older residents will give way to young families who require greater social support, yet no additional resources are identified to help manage the changing demographic. Traffic congestion along already busy roads will increase, as will pollution and accident black-spots. The few remaining green spaces will disappear. Overall, the proposals signal a reduction in the quality of life for both the existing residents and the newcomer

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3133/01/007/DM43.4/O	Carolyn Heath	Object	DM43.4 542	<p>I am writing to object to:</p> <p>1. The use of the following locations as gypsy and traveller sites:</p> <ul style="list-style-type: none"> <li>•Coombe Lodge Nurseries (site ref 661)</li> <li>•Coombe Farm off Oaks Road (site ref 502)</li> <li>•Poppy Lane (site ref 128)</li> <li>•Stroud Green Pumping Station (site ref 504)</li> <li>•Shirley Oaks Road/Beech House (site ref 541)</li> <li>•Shirley Oaks Road (site ref 542)</li> <li>•Honeysuckle Gardens (site ref 548)</li> <li>•Pear Tree Farm &amp; Pear Tree Cottage (site ref 755)</li> </ul> <p>All areas provide vital green space in already densely populated areas, and there is insufficient infrastructure to cope with the additional traffic/population. Some of these areas are in the Green Belt, others are in Metropolitan Open Land. They would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3137/01/003/DM43.4/O	Clive Smith	Object	DM43.4 542	<p>6 marigold way cr08yd objects to the planning proposals which are being planned for shirley oaks village,this land rightfully belongs to the residents,leave our green areas alone.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3145/01/007/DM43.4/O	Mr David Harwood	Object	DM43.4 542	<p>(1) I object to residential development at the following sites &amp; to the policy of de-designate of metropolitan open land at the following Land at the west of Shirley Oaks Road reference no 542</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3154/01/002/DM43.4/O	Mr Graeme Monk	Object		DM43.4 542	I have read some of the planning proposals for Croydon, and I fear that some would seem to be poorly thought through. Any development around the Shirley Road area would need major road development also, which, in a major residential area would be catastrophic. Shirley Road has serious traffic congestion in both directions from the Lower Addiscombe Road to the Wickham Road; Addiscombe Road has congestion in both directions from Croydon; the Lower Addiscombe is congested from Croydon & towards Beckenham. If you add the number of houses in the green areas which you are proposing, we will have total gridlock. To think that these new developments will not own cars is living in a dream world. Buses will be in no better position to get through as there is no space for bus lanes. There are more suitable areas in Croydon for necessary housing which will cause less chaos for current residents, and a more pleasant environment for new residents.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3161/01/006/DM43.4/O	Mr Jim Cowan	Object	Soundness - Justified	DM43.4 542	I have read Gavin Barwell's assessment of policies and proposals in the Croydon Local Plan and totally agree that if implemented would destroy the character of Shirley.  The infrastructure in Shirley is already stretched to the limit and can not withstand any further burdens.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3190/01/005/DM43.4/O	Sonya Millen	Object		DM43.4 542	I am also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3193/01/006/DM43.4/O	Mr Stan Minter	Object	DM43.4 542	<p>I have major concerns over the planned development of the Shirley Area. This is currently one of the nicest areas of Croydon and you plan to swamp it with a number of housing developments and some travellers sites. This will be very detrimental to the whole area.</p> <p>I understand that nationally we need to have more accommodation for families. We need to achieve this with out destroying the whole fabric of our society. This scale of development will transform the whole area into a old fashioned "Estate".</p> <p>There are not sufficient services in the wider area to support such an influx of families.</p> <p>The road infrastructure already struggles at time and these developments will make the whole situation much worse.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
3193/02/006/DM43.4/O	Mr Stan Minter	Object	DM43.4 542	<p>I have major concerns over the planned development of the Shirley Area. This is currently one of the nicest areas of Croydon and you plan to swamp it with a number of housing developments and some travellers sites. This will be very detrimental to the whole area.</p> <p>I understand that nationally we need to have more accommodation for families. We need to achieve this with out destroying the whole fabric of our society. This scale of development will transform the whole area into a old fashioned "Estate".</p> <p>There are not sufficient services in the wider area to support such an influx of families.</p> <p>The road infrastructure already struggles at time and these developments will make the whole situation much worse.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
3204/01/005/DM43.4/O	Mr Steve Hopkins	Object	DM43.4 542	<p>As a resident of Shirley Oaks from Day one, I totally oppose any new buildings to be approved or built on my private estate.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

3208/01/005/DM43.4/O	Mr Stephen Smith	Object	DM43.4	1. I am writing to object to re-designation of the Metropolitan Open Land around Shirley Oaks Village and the intention to build on open sites at Poppy Lane (ref 128), Primrose Lane (ref 504), Shirley Oaks Road (refs 541 + 542) and Honeysuckle Gardens (ref 548).	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3215/01/005/DM43.4/O	Mr Steve White ASPRA	Object	Soundness - Justified DM43.4 542	<p>I am therefore writing to formally object to:</p> <p>1.de-designation of the Metropolitan Open Land around Shirley Oaks Village;</p> <p>2.the use of the following five sites for housing:</p> <ul style="list-style-type: none"> <li>•land at Poppy Lane reference number 128;</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane reference number 504;</li> <li>•land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;</li> <li>•land to the west of Shirley Oaks Road reference number 542; and</li> <li>•land to the rear of 5-13 Honeysuckle Gardens reference number 548.</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3218/01/002/DM43.4/O	Shirley Beddoes	Object	DM43.4 542	<p>We bought our property at the original building phase in Shirley Oaks many years ago and were informed that there would be no further development in this area and that all grassed areas were to remain undeveloped and were for the use of residents and local people at leisure, further to this we have paid yearly a maintenance cost to ensure these areas were up kept for this use. This is the main reason we invested in this property. The grassed areas are in constant use and development of these areas would change the natural village atmosphere that exists here and is one of the few areas of Croydon that there is an abundance of wildlife close to an urban area. The proposed development and designation of our grass areas is unacceptable and would infringe our rights as in our original contracts with Heron homes who built the site.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3219/01/003/DM43.4/O	Mr & Mrs Nair	Object	DM43.4 542	<p>I write further to the recent proposals to develop on our green areas.</p> <p>I have been a resident for over 30yrs and strongly oppose these changes.</p> <p>Roads will be congested and property values will decline should these go ahead.</p> <p>This land is private and belongs solely to residents who have been paying maintenance charges for the upkeep of the area.</p> <p>I object to the new build on this land which will turn our quiet and safe community into an overpopulated area.</p> <p>Please reconsider these proposals as none of the residents are in support of this.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3235/01/007/DM43.4/O	Mr Peter Kenny	Object	DM43.4 542	<p>I am writing to object to The use of the following sites for housing:</p> <p>Land at Poppy Lane reference number 128</p> <p>Stroud Green Pumping Station, 140 Primrose Lane Reference number 504</p> <p>Land to the east of Shirley Oaks Road and the rear of Beech House and Ash House reference number 541</p> <p>Land to the West is Shirley Oaks Road reference number 542</p> <p>Land to the rear of 5-13 Honeysuckle Gardens reference number 548</p> <p>If the council will not keep them as Metropolitan Open Land, these five sites should be at least designated as Local Green Spaces</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3276/01/004/DM43.4/O	Mr Matthew Carey	Object	DM43.4 542	<p>The area of Shirley Oaks Village and it's adjacent road infrastructure is already at breaking point. Any slight build up of traffic seriously hinders movement for residents. The 2 main arterial routes into Croydon or towards Bromley (being wickham road &amp; lower addiscombe road) are extremely busy with traffic and often lead to extended journey times for those of us who wish to head in to one of these town centres or further afield in to London for work. As proven only yesterday when a traffic accident in the Shirley area led to a 3 hour journey home from bromley back to Shirley. The road network around here is poor. The interlink between Shirley Oaks village and it's surrounding area is poor. To add hundreds of houses within this area will only lead to increased volume of traffic on the surrounding roads and leave Shirley itself in an almost permanent state of gridlock. Shirley Oaks Road is always busy with vehicles parked up. This is due to a number of reasons;</p> <p>The excessive traffic on wickham road leading to people abandoning their vehicles to try and walk nearer to Croydon to catch a tram or bus. The unreliable 367 bus route which is often hindered by traffic or accidents outside of Shirley Oaks Village leading to people driving closer to other bus routes.</p> <p>The use of the local synagogue. Combine these issues above with the additional housing being proposed and the vehicles that come with them, Shirley Oaks will become even cut off than it already is. There are many elderly residents in this area that rely on carers (friends etc) being able to visit them. They often complain about the issues I have raised above and I can only see this getting worse should the proposals for Shirley go ahead.</p> <p>Croydon is a massive borough so there must be other areas that these proposals could be met.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
3277/01/011/DM43.4/O	Mr Terrence McCarthy	Object	DM43.4 542	<p>I object to the use of the site for housing. If the Council will not it as Metropolitan Open Land, it should at least be designated as Local Green Spaces. Building housing on it would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

3278/01/003/DM43.4/O Tracey Lewin	Object	DM43.4 542	It has been brought to my attention they there are proposals for new houses to be built on the green space behind my house in Shirley Oaks. Whilst I understand the need for new housing surely this can be built in brownfield spaces! I chose to live in my house because of the green area behind my garden, we are not over looked at all and have the trees and wildlife. I do not wish to be overlooked and have the added noise, this will have a direct input into the value of my property or are you going to compensate for the loss of value to my house? It will increase the traffic in the area and we already struggle with traffic jams in the rush hours! It is a struggle to get children into local schools now and the strain on the local Dr's surgeries are also apparent. I am strongly opposed to these proposals and would like to be kept informed of what is going on.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
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3279/01/006/DM43.4/O Terry Lewin	Object	DM43.4 542	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
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3323/01/007/DM43.4/O	Daila Bradley	Object	Soundness - Justified	DM43.4 542	<p>To help you identify my specific objections, the five proposals mentioned so far and to which I wish to object as being detrimental to the character of the area are:</p> <ul style="list-style-type: none"> <li>•the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 128);</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 504);</li> <li>•land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 541);</li> <li>•land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 542);</li> <li>and</li> <li>•land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 548).</li> </ul>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.	
3337/01/005/DM43.4/O	Mr Roger Willaimes	Object	Soundness - Justified	DM43.4 542	<p>Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.</p>	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3354/01/006/DM43.4/O	Dr Bob Wenn	Object		DM43.4 542	I object to the site for use for housing.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3355/01/002/DM43.4/O	Mr John Mullis	Object		DM43.4 542	In response to your notices for the development of the greenfield sites on Shirley Oaks Village and the intention to change the status of this land, I make the following observations : In 1985 Croydon Council designated land within Shirley Oaks Village as "Amenity Open Land" because our gardens were small due to the layout and construction of the area by Heron Homes. This amenity land is owned collectively by the property owners who own 1 share each. The shares are held by the current trust company - First Port, who also maintain this estate. Is compulsory purchase envisaged? If a total of some 700 homes the village would need vast changes to its infrastructure to accommodate these properties. The present main road - Primrose Lane/Shirley Oaks Road is barely able to cope now - with just a single decker bus allied to a growing number of cars. There is a regular flooding problem during heavy downpours - particularly from Primrose Lane into Laburnum Gardens. The loss of a wildlife conservation area is surely against wider interests including many present owners.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3356/01/005/DM43.4/O	Mr Rishi Gohill	Object	Soundness - Justified	DM43.4 542	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3358/01/005/DM43.4/O	Joy Harris	Object	Soundness - Justified	DM43.4 542	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3369/01/002/DM43.4/O	Mr Anthony Ryder	Object		DM43.4 542	Regarding the proposal to build around Shirley Oaks Rd, I wish to register my disapproval and hope the land will remain Open Land.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3370/01/005/DM43.4/O	Claire Rutland	Object		DM43.4 542	As a shareholder of the open space in Shirley Oaks I would like to object to the proposals made in Policy Map 43.  One of the reason I bought the property was for the nice open spaces that surround the houses.  Building unnecessarily on this land will change the whole look and feel of the community of Shirley Oaks Village. We have one road in and out of the village and cramping in 700+ homes onto our lovely open space will also create congestion on the one road.  Shirley Oaks is privately owned and we take pride in our village and how it looks and will fight against these proposals.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3371/01/004/DM43.4/O	Claire Corper	Object	Soundness - Justified	DM43.4 542	To who this may concern  Ref:541 Ref:542 Ref:548 Ref:128 Ref:504  I strongly object to these plans as a resident of hazel close I am a shareholder of Shirley oaks management and feel strongly that the land be left as it is as we have very small gardens and pay for these open land areas to be kept and maintained for our use and enjoyment. Also these plans especially the ref 504 will devalue my property immensely and will downgrade the area dramatically		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

Object Soundness - DM43.4  
Effective 542

One of the requirements of the Pitt review of 2007 was for the Environment Agency to provide some warning for surface water flooding, as was already the practise for river and coastal flooding. The result was the LIDAR returns which are provided on the Environment Agency's website under 'what's in my backyard'. This shows clearly how the lie of the land amongst the Shirley Oaks Estate causes surface water to run from South to North joining another stream which runs in from the SW from Shirley road into Primrose Lane. On numerous occasions over recent wet winters we have had a constant stream of water running across the kerb into Primrose Lane which has on occasion caused substantial amounts of ice to form. No doubt your winter maintenance department could confirm this is an area where they have to regularly do spot treatments of rock salt- since they do Primrose lane as it is a bus route, when other parts of the network are totally dry and do not require treatment.

From the Pitt Review of 2007- RECOMMENDATION 7: There should be a presumption against building in high flood risk areas, in accordance with PPS2S, including giving consideration to all sources of flood risk, and ensuring that developers make a full contribution to the costs both of building and maintaining any necessary defences. Section 5.14 of the report reiterates that PP525 applies to all sources of flood risk. This states that an SFRA (surface flooding risk assessment) should assess surface water flood risk and identify critical drainage areas. Good information is therefore needed from sewerage undertakers and other sources, including local knowledge, historic flooding and risk modelling. Local authorities should ensure that SFRAs carried out on their behalf adequately address this type of flooding. I find it difficult to believe this has been done as otherwise there would have never been a suggestion of using the remaining green parts of the estate in this way.

Any increase in the built up area around the estate would thus exacerbate the already on occasion saturated surface. Having investigated in detail the benefits in the reduction of flooding by the provision of trees, I have found that Oak trees can use up to 50 gallons a day and some trees on a hot day will utilise 150-200 gallons (wiki-answers.com). Trees admittedly are

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

most effective when we are in the growing season at excess water removal, but that is also when we tend to have the most extreme rainfall events. Having looked at 'Heavy falls in a day' and 'Heavy falls in short Periods'; both produced in part for British Rainfall by the Met Office (my employer); I have found that invariably the most extreme rainfall happens in SE England between June and September. This is just when a tree is in full leaf so not only intercepts falling rain by the size of its canopy, but also as it is growing, that rain which reaches the soil is quickly extracted for use in the tree's transpiration. Preliminary research results from the University of Manchester indicate that trees can reduce runoff by as much as 80% compared to asphalt. Thus the best way to alleviate summer extreme rainfall surface water flooding is not to remove trees.

The soil on which Shirley Oaks is located is of a clay type and is therefore impervious: another reason why it reacts to surface water flooding the way it does. The large area of grassland is ideal for 'making room for water' as a water storage area, thus to remove this pooling facility will mean the rain will have to find somewhere else to go, which would inevitably mean flooding for Shirley Oaks residents. Also I have learned, from Meteorological Office memorandum No 80-the properties of soils in NW Europe; that the root system of grassland provides a channel through which some rainfall does manage to slowly percolate through beneath the surface even with clay soils. However, without the grassland root system the water just tends to form bodies of water lying on the surface. This effect of our grassland is very helpful in alleviating the surface water flooding in winter, which occurs when prolonged rainfall totally saturates the area, and the trees are no longer as effective at its removal.

So in conclusion  
- We need trees to mitigate effects of extreme rainfall in summer, something which will become increasingly frequent with global warming.  
- We need open grassland for water to accumulate in winter when trees are less effective at water removal from the system, whilst in addition their root systems help to aid percolation beneath the soil reducing surface flooding. Over the last 40 years winter rainfall has been increasing throughout the UK.  
- Soil behaviours also dictate risk of

flooding. We have issues because:  
 1) We are on a clay soil type so low permeability and heavy rain does not soak in but floods.  
 2) We are on sloping ground with tendency for run off to flow south to north across the site.  
 3) We, also because of having a clay soil, have a high water table, so in winter many areas of the site are wet and all parts stay damp throughout. Thus water-logging very quickly occurs and there would with the proposed building work be less and less places for the water to flow to.

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3377/01/003/DM43.4/O	Mr Stuart Day	Object	DM43.4 542	I am writing to you to object to the councils planned proposals Ref:541 Ref:542 Ref:548 Ref:128 Ref:504	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
				;; I moved to the area with the understanding that the grass areas had protection from being built upon and I strongly object to the council proposing the new developments as referenced above. This will make the area I live in with my family crowded and I bought my property with the understanding that the grass areas would not be built on.		

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Object	Soundness - Justified	DM43.4 542	<p>First, the Council plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village (page 68, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals). Metropolitan Open Land has the same protection from development as the Green Belt. The Council is proposing to remove this designation so that most of this land can be used for new housing. The draft Local Plan identifies five sites:</p> <ul style="list-style-type: none"> <li>•the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 128);</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 504);</li> <li>•land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 541);</li> <li>•land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 542); and</li> <li>•land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 548).</li> </ul> <p>I will be objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.

3381/01/007/DM43.4/O	Mr Daniel James	Object	DM43.4 542	<p>I am writing to object to the councils proposition to allow the development at the following sites:-Ref: 541, 542, 548, 128 and 504 in Shirley Oaks Village</p> <p>I have only lived on Shirley oaks for 5 years, but one of the things I love the most is walking my children over to the grass areas so they can play. As you probably already know, our gardens are quite small so it's really nice to have space to take full advantage of. Another thing that disappoints me, is that one of the selling points of our house, is the fact that all the land around the estate is protected from building on. I strongly disagree with any of your plans to build upon this land, and along with other Shirley oaks residents will do my best to get our voices heard.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
3391/01/004/DM43.4/O	Ms Aileen Deeney	Object	DM43.4 542	<p>As a resident of Shirley Oaks Village, I wish to register my objection to the above proposals to allow the development of new homes on the designated Amenity Open Land which is available for my use and that of my fellow residents. This use was allowed by Croydon Council because of the undersized gardens which is a negative feature of the current development and which hinders enjoyment and comfort of my property. For example, it is not possible for children to play with footballs/other toys /play noisily,without disturbing the adjoining and physically very close neighbours. You are no doubt aware that there are no nearby children's parks. Also my garden can easily be overlooked by at least 4 sets of neighbours and which I believe is typical of the other gardens on the development. Having the Amenity Open Land available is some compensation for the above lack of privacy and if it was to be withdrawn it would have a detrimental impact on family life.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

3394/01/004/DM43.4/O	Mr Alan Heathcote	Object	Soundness - Justified	DM43.4 542	This is to object strongly to your ill-conceived proposals for high density dwellings on greenbelt parkland, on existing semi-detached housing areas, and gardens in the Shirley Oaks / Library regions. Also for travellers sites in the vicinity of Coombe farm. All as outlined in Gavin Barwell's email.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3396/01/005/DM43.4/O	Ms A Pavon-Lopez	Object		DM43.4 542	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3404/01/004/DM43.4/O	Mr & Mrs Cyril Nazareth	Object		DM43.4 542	As a resident of Croydon Borough and in particular Shirley Oaks, I am contacting you to voice my objection to the following development proposals: Ref: 542 Shirley Oaks Road West Side	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3414/01/005/DM43.4/O	Mr Chris McInerney	Object	Soundness - Justified	DM43.4 542	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3428/01/003/DM43.4/O	Mr Daniel Nuthall	Object	DM43.4 542	<p>I would like to object to the following Metropolitan open land proposals - Poppy Lane - Ref 128 -Stroud Green Pumping Station - Ref 504 -Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House - ref 541 -land to the west of Shirley Road ref 542 -land to the rear of 5-13 Honeysuckle Gardens ref 548. The Metropolitan land provide several links in the Shirley Garden Chain.</p> <p>Under the Planning Policy Guidance Note 9 the importance of nature conservation is stressed. This combined with the extra traffic seems unacceptable. Three of the proposed sites are owned by the residents of Shirley Oaks Village of which my house backs onto. We have several friends that live there all of which have raised the problems regarding such a development.</p> <p>The three areas are  - Ref 541 - land east of Shirley Oaks Road  - Ref 542 - land west of Shirley Oaks Road  - Ref 548 - land to the rear of 5-13 Honeysuckle Gardens</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
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3430/01/043/DM43.4/O	Mr Donald Speakman	Object	Soundness - Justified DM43.4 542	<p>Site 542, Land to the west of Shirley Oaks Road, Shirley Oaks Road, is identified as suitable for 88-236 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Shirley Avenue and Wickham Road.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
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3431/01/004/DM43.4/O Mr David Wilson	Object	DM43.4 542	<p>We wish to object in the strongest terms to the plans being discussed regarding the proposed development of land for new housing in the Shirley area, specifically the building of Gypsy/Traveller sites on our doorstep, and the inherent increase in crime and ant-social behaviour that always follows, and can be seen in many examples nationally. Not only this, but the whole 'Village' feel of the area will be completely obliterated, and the very things that attracted us to move to Shirley (off Orchard Ave) will be no more. Of course people need a place to live and raise families, but time and again we have seen the resultant decline of neighbourhoods, with rubbish, noise and theft frequent occurrences. We urge you to think again and take heed of Gavin Barwells very real concerns, and those of what I'm sure are many of his constituents, and other Shirley dwellers. We are particularly concerned that you should take into account the fears of ordinary hard working people like us, who want to enjoy life (we're not 'oldies') in a pleasant community, and think again about the following proposals;</p> <ul style="list-style-type: none"> <li>- land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 542);</li> </ul>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
3438/01/006/DM43.4/O Mr D Lane	Object	DM43.4 542	<p>I object to the use of the Land to the West of Shirley Oaks Road to be used for housing. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

3445/01/005/DM43.4/O	Mr E King OBE	Object	Soundness - Justified	DM43.4 542	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3449/01/007/DM43.4/O	Mrs E Thomas	Object		DM43.4 542	I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3453/01/005/DM43.4/O	Mr & Mrs Proctor	Object		DM43.4 542	We are writing to object most strongly to the Croydon Council's Local Plan for housing on Green Belt land, with particular reference to Shirley.  Our Green Belt should be protected at all costs and brown field sites must be targetted. In this respect, we support our MP Gavin Barwell's objections, which you will doubtless have received.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3461/01/006/DM43.4/O	Mr F Kurum	Object		DM43.4 542	I am writing to object to the use of the following five sites for housing: - land at poppy lane (128) - Stroud Green pumping station, 140 Primrose Lane (504) - land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House (541) - Land to the west of Shirley Oaks road (542) - Land to the rear of 5-13 Honeysuckle Gardens (938) If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Space.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3464/01/002/DM43.4/O	Frances Pickering	Object	Soundness - Justified DM43.4 542	I would like to oppose the redevelopment of Shirley Oaks Village most strongly , we brought our property 8 years ago and were told that no further building would happen as our property runs along the side of one of your proposed sights . My understanding was that we paid a quarterly maintenance for the up keep of our surrounding therefore making us shareholders of the estate nobody to date has said anything to us as shareholders except the posters on lamppost , a couple of years ago we had to pay extra to keep gypsy out of our village now you are proposing to invite them to come and live with us . Croydon is not a nice place to live and the only escape we have is our home and now you want to take that away from us . The development would have a fast impact on the schooling ,utility's hospital ect in the area where and when will this all stop we pay our rates are law abiding citizens and feel all you are interested in is destroying all we have worked hard for.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3465/01/007/DM43.4/O	Mr & Mrs Hobbs	Object	DM43.4 542	I am writing to you to object to the use of the following sites for housing development. •The land at Poppy Lane. Ref. No. 128 •Strudwick Green Pumping Station. Ref. No.504 •Land to the east of Shirley Oaks Road and rear of Beech and Ash House. Ref no. 541 •Land to the west of Shirley Oaks Road. Ref no. 542 •Land to rear of part of Honey Suckle Gardens. Ref no. 548	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3473/01/003/DM43.4/O	Mr Dave Brown	Object	DM43.4 542	I object to the these proposals to build on the land ref 542, the land should be left as it is	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3482/01/004/DM43.4/O Sheila Desmond

Object Soundness - DM43.4  
Justified 542

Ref 541  
Ref 542  
Ref 548  
Ref 128  
Ref 504  
I wish to lodge a serious objection to the proposals for the building of houses on Shirley Oaks Village That name speaks for itself I have lived on Shirley Oaks Village for 30 years and during that time have paid the management company a contribution to maintain the The amenity open Land The residents each own a share of the Land and over the years the open areas have been enjoyed by families for games walking and enjoying the lovely trees not to mention the wildlife When the land was sold by Lambeth in 1984 the intention was to create a village !! Has any thought been given to the effect on the infrastructure by adding 751 properties? the pressures on the roads in particular.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

The proposal to build new houses in Shirley Oaks Road does not fall within the Strategic Objectives because:-

Objective 2: This development will not Foster an environment where existing enterprise can prosper, but will reduce enterprise

Objective 4: This development will not reduce social, economic and environmental deprivation. It will not reduce unemployment, improve skills and education and improve environmental conditions, the development is not in keeping with the surrounding area.

Objective 5: This development is not high quality and will not enhance the borough's natural environment but will reduce the natural environment by turning a green area into housing

Objective 7: This development will reduce the area as a safe, healthy and cohesive community but making the area overcrowded with residential property

Objective 10: This development will reduce the quality and accessibility of green space and nature.

This development will compromise the ability of future generations to meet their own needs. The development will change the outlook and community within the South Croydon area and future generation will suffer because of this. This proposed development of new housing in Shirley Oak Road is not within keeping of the current development within this area. Shirley comprises of large semi and detached houses with large green areas. This development is in no way in keeping with housing in the area. Changing a green area to an area of residential housing will cause harm and reduce the outlook of the area and is not in keeping with the surrounding area. Building a travelers site will increase noise levels and ruin the character of the area and this development would overwhelm this green area. Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. This development would diminish the area of green fields and recreational land within the area.

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3486/01/004/DM43.4/O	Mr Gary Stewart	Object	DM43.4 542	Re the above proposals with Ref nos 541, 542, 548, 504, and 128 I wish to object in the possible strongest sense. This land was not designated for this use and hence our homes all have very small gardens to protect this open space. We already have problems with the road through the estate and it cannot possibly take any more traffic. The allowed parking on this road particularly on the curves gives cause for real concern. I have avoided two accidents only by making a emergency stop. If the council goes ahead with these proposals then we will fight and please note we are depending on support from local councilors and our MP. Think again please	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3492/01/004/DM43.4/O	Helen Silk	Object	DM43.4 542	I am writing to object to the plans to build gypsy/traveller sites in the area of Shirley and the building of anything on any area of green belt land, green spaces or back gardens	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3498/01/003/DM43.4/O	Mr Ian Marsh	Object	DM43.4 542	I wish to object strongly to the proposed developments at Shirley Oaks - Ref 542 Shirley Oaks Road West side - 236 new homes	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3501/01/007/DM43.4/O	Gaynor Lawrence	Object	DM43.4 542	Please see this email as my objection to the proposed housing. This is ridiculous. The village is small and the road going through the village would NOT suffice the extra traffic! I pay a maintenance charge and moved here as it is a quiet location. I have been burgled a couple years back due I believe to the travellers that squatted on the land here and I do not want that fear again. Please rethink this crazy idea and let me know how I can further stop this.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3502/01/004/DM43.4/O	Mr Gary Smithers	Object		DM43.4 542	The planning permissions proposals below I object to ref 542 I have friends who live in Shirley oaks village and I know them and myself along with many others all object to the proposals to build on the green areas. This grass area is used by many and would totally change the area if built on and we don't want it. Part of the charm of this area is those green areas and it has something that you don't find often in Croydon so please let us keep the green areas as we all object to them being built	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3503/01/007/DM43.4/O	Mr Gary Kenney	Object		DM43.4 542	I am writing to show that I object to a number of your plans around the Shirley area. I contest that you need to build on our green sites and bring in new 'traveler' sites into Shirley.  On top of this I cannot understand the need to bring 'medium' high rise buildings in and around Shirley, including Devonshire way and the new proposals around Hartland way.  Please can you let me know if my objection has been noted and how I can make it more official?	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3506/01/004/DM43.4/O	Mr John Albert	Object	Soundness - Justified	DM43.4 542	As a long term resident and shareholder residing in Shirly Oaks Village, I and my partner object to the proposals to Changes to the Policy Map 43 - REF's 541, 542, 548, 128 & 504 These areas have metropolitan open land and had protection from being built on!  Our land was designated by Croydon Council in 1985, as Amenity Open Land because of our under sized gardens and transferred to the management company whom we our shareholders of and this land is for our use and want it to stay this way!! Having lived here for 20 years we do not want it further condensed by more homes and totally not fit for purpose!	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3508/01/007/DM43.4/O	Jennifer Worstall	Object	DM43.4 542	I object to proposals to destroy open green spaces in Shirley Village. The Council wants to take away the status of Metropolitan Open Land for some of these green spaces, to make them easier to build on. What is the necessity or precedent for this? If all the open spaces in Shirley Village are to be built over with blocks of flats, the character of the area (green spaces with 2/3 storey houses/flats) will be changed forever. There is potentially a problem with drainage too as the open green spaces absorb much of the heavy rainfall we experience now. The local roads in this development as it is now, are far too small to cope with the increase there would be in traffic.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3510/01/003/DM43.4/O	Katrina Neal	Object	DM43.4 542	As a long term resident of Shirley/West Wickham and one who has seen many changes over the years, I am strongly objecting to Land to west of Shirley Oaks Road - ref 542 for housing use. If these are not kept as MOL: then at least keep them as Local Green Spaces.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3511/01/007/DM43.4/O	Jenny Hayden	Object	DM43.4 542	The proposals for Shirley will have a huge impact on the area, the current infrastructure is already at bursting point and the building of new homes on green spaces will add further stress to the current situation.  Ref nos, 128,504,541,542, 548...these relate to the building of additional homes. From the information available in the Council's documentation, this could be up to 800 new homes. I would like to know what sort of homes these are likely to be ...social, housing associations or private ...I doubt that any of them would be affordable homes for first time buyers .How will the local roads cope with the extra traffic. There will be a need for more schools, doctors' surgeries etc to support the intended increase to the local population. I would therefore like to object to the Council's decision to use these five sites for future residential development. Apart from putting extra burden on the local roads, it would also mean losing valuable green spaces. I believe any new residential development should be on brownfield sites . The addition of so many extra homes would have an adverse affect on the character of Shirley, in my opinion.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3512/01/005/DM43.4/O	Rhodri Flower	Object	Soundness - Justified	DM43.4 542	<p>I write with reference to your document 'Changes to the Policies Map (Policy DM43)', and in specific reference to sites 541, 542, 548, 128 and 504. These sites are all open space surrounding the development known as Shirley Oaks Village.</p> <p>I wish to object to the proposals to re-classify the land and make it eligible for planning permission and the building of homes. In my opinion it is essential to preserve the open space for the use of local residents. It is well used for recreation, dog walking etc. It is also an important part of the character of Shirley Oaks Village and would change the nature of that development.</p> <p>I bought a house on Primrose Lane in June 2015 and a large factor in my decision to buy was the amount of open space available locally. I understand that Croydon Council designated this land as 'Amenity Open Land' in 1985 because of under-sized gardens in Shirley Oaks Village and transferred it to the Shirley Oaks Management Company, which has maintained it ever since. As a house owner I am a shareholder in that company.</p> <p>I strongly object to your proposals.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3514/01/006/DM43.4/O	Julia Sims	Object		DM43.4 542	<p>As a local affected resident, I am registering my comments and objections to the proposals as documented in the Croydon Local Plans CLP1.1 and CLP2</p> <p>4 Proposed Policy DM43 De-designation of Metropolitan Open Land around Shirley Oaks Village. I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least designated as Local Green Space, for its protection from development. This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form.</p> <p>Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over-subscribed as well as the already-stretched social and healthcare facilities would be overloaded.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3517/01/002/DM43.4/O	Ms Geraldine Pyatt	Object	DM43.4 542	I am writing to object to the Council's proposals to allow the land in Shirley Oaks Village to be acceptable for development. The areas have been Metropolitan Open Land and had protection from being built upon. Our land was designated by the Council in 1985 as "Amenity Open Land" because of our under-sized gardens and transferred to the Management Company. Each property owner is a shareholder in the Management Company and we pay towards the upkeep and maintenance of the land. I object to the Council's proposal to change the title of the land in order to proceed with development plans. This is Our land and for our use.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3535/01/004/DM43.4/O	Mr & Mrs Spence	Object	DM43.4 542	SHIRLEY OAKS VILLAGE- I refer to the proposed changes to the planning policies to allow Croydon Council to build new homes on the Amenity Open Land at the above. The Amenity Open Land was granted in part, due to the extremely small rear gardens. Also I and other people in the village for many years here contributed to its up keep at no cost to Croydon Council. To lose this land will greatly impact on the peaceful enjoyment that I and my neighbours have in using this land as well as the general impact on the area of high density building, changing the character of our village forever. No doubt this development will result in many trees and flowers being sacrificed which help to sustain the urban wildlife such as various birds, bats, foxes, badgers and bees etc. There seems to be little consideration for this urban oasis! Whilst I understand central government's drive for more houses, I find it hard to believe that Croydon Council needs this land in order to fulfil its housing quota, given the Westfield and other developments proposed in Croydon. There are also other lands, such as those owned by the local NHS hospital that would be suitable for development and at the same time give ready money to the NHS. Furthermore, the existing main roads are already inadequate to service the village without adding a further 751 homes along with the years of road works that will be associated with upgrading the utilities, make travelling through the village more difficult and dangerous. I urge you to reconsider your plans	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3546/01/007/DM43.4/O	Mr Mark Hawkins	Object		DM43.4 542	<p>Kindly note that as a homeowner (and shareholder) of Shirley Oaks Village, resident here for over 25 years, I am deeply concerned that Croydon Council seems to think it has the right to change the nature of the estate from being protected Metropolitan land to being unprotected land ripe for excessive building.</p> <p>Not only is the green space around the current estate, a much loved feature, it also provides a sanctuary for wildlife and allows for nice walks for local people. The road was built to be narrow and already there are problems with passing places for traffic to the hospital and synagogue. Last year the council allowed a resident to build a fence which obstructs drivers vision when turning out of Cornflower Lane and has caused several minor incidents. Simply put, the roads here were not built for traffic!</p> <p>The idea of ruining my neighbourhood by cramming more housing onto unsuitable roads, lacking shops and facilities whilst depriving me of the green spaces I love and part own makes me sick to my stomach.</p> <p>There are so many brownfield sites that could be built on and provide more suitable housing in and around Croydon that I feel that this attack on Shirley is politically motivated. I formally ask the council to re-consider the proposals</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
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3547/01/007/DM43.4/O	Mr I Fuell	Object	Soundness - Justified	DM43.4 542	<p>I am writing to object to:</p> <p>3.The use of the following 5 sites for housing:</p> <ul style="list-style-type: none"> <li>•Land at Poppy Lane: reference number 128;</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane: reference number 504;</li> <li>•Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House; reference number 541;</li> <li>•Land to the west of Shirley Oaks Road; reference number 542; and</li> <li>•Land to the rear of 5 – 13 Honeysuckle Gardens; reference number 548.</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these 5 sites should at least be designated as local green spaces.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
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3550/01/002/DM43.4/O	Kalpana Patel	Object		DM43.4 542	We have got objection for above proposal. We are not happy, it would cause lots of traffic and not ideal for residents.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3556/01/002/DM43.4/O	Karen Warwick	Object		DM43.4 542	I would like to raise my objection to the proposed land changes for the following references: Ref. 542 - Shirley Oaks road west side - up to 236 new homes. The land was designated by Croydon council in 1985 as "Amenity Open Land", because of our under-sized gardens and transferred to the Management Company - with each property owner as a shareholder in that company. As for looking at a Gypsy site, you should have seen what a mess they made when they camped illegally at Shirley Oaks just over a year ago - it was disgusting!		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3566/01/005/DM43.4/O	Maureen Wilcox	Object	Soundness - Justified	DM43.4 542	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3568/01/007/DM43.4/O	Mr Mike Jones	Object	DM43.4 542	<p>The de-designation of the Metropolitan Open Land around Shirley Oaks Village in particular such as the use of the following for housing:-</p> <p>land at Poppy Lane Stroud Green Pumping Station, 140 Primrose Lane land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House land to the west of Shirley Oaks Road land to the rear of 5-13 Honeysuckle Gardens Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. There is a lot of history around here and the loss of the Shirley Lodge in the late 1990s was a big mistake. Generally in Croydon there is no room for more traffic that new building will generate and judging from what I have seen around Croydon squeezed housing units with small garages not fit to store cars and little or no off street parking will only add to stress and problems in the future.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
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3574/01/007/DM43.4/O	Mr Peter Newsham	Object	DM43.4 542	<p>I wish to register my objection in the strongest possible terms to the proposal for new housing, (ref. 542), in these areas of Metropolitan Open Land, which is essential for recreational purposes in an already overcrowded place, is unacceptable and the proposed re-designation of the land so that it can be used for high-density urban development will find no local support, but instead, a huge and vocal opposition.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
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3580/01/007/DM43.4/O	Mr Michael Hewish	Object	DM43.4 542	<p>Please see my objections to your proposals as detailed below.</p> <p>DM43 Ref 541 Land east of Shirley Oaks Road Ref 542 Land west of Shirley Oaks Road Ref 548 Land to rear Honeysuckle Gardens</p> <p>These areas of Metropolitan Open Land are not "incidental open spaces" or "Grassland with a few detached houses" as your report states. These areas were designated by Croydon Council as residents "Amenity Open Spaces" under a section 52 agreement on the 4th December 1985.</p> <p>This was to ensure that the residents were provided with adequate open space following a dispute between the Council and Heron Homes, the developer.</p> <p>These areas were then handed over to the Shirley Oaks Management Limited, a company with the property owners as shareholders.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
3580/02/007/DM43.4/O	Mr Michael Hewish	Object	DM43.4 542	<p>I wish to object to the detailed proposal in Policy DM43 in relation to land west of Shirley Oaks Road, reference number 542 (Site). The Site is owned by Shirley Oaks Management Limited (Company). There are over 480 shareholders of which I am one. The Site is presently protected by the designation of the Metropolitan Open Land. Separate objections have been made in relation to the proposal to de-designate this land as MOL. Those objections are repeated for the purpose of this representation. The designation as MOL should remain. If it is decided de-designation proceeds, the Site should be designated as Local Green Space. Proposed development of the Site in the event that the present designation remains or that re-designation takes place as Local Green Space would not be consistent with national policy under the NPPF and such a proposal would be incompatible. The proposed approach is not appropriate nor would it enable sustainable development for the reasons set out above and those identified in respect to the objection to Policy SP7. The highway network is already at saturation point and in any event any proposed residential development would generate an unacceptable amount of traffic. The site also has a high water table.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

3582/01/002/DM43.4/O	Mr Leeroy Purcell	Object	DM43.4 542	<p>I have seen a poster for some proposed developments. It was attached to a lamppost.</p> <p>I am a resident of Shirley Oaks Village. I am concerned about these development proposals. I do not think it is a good idea. I believe it will have a negative impact on the area and the residents.</p> <p>How likely is it that there will be residential developments built in this area?</p> <p>Is there any further information relating to this proposed developments in shirley oaks village? I cannot find relevant information on the croydon council website.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
3591/01/007/DM43.4/O	Mr Nick Barnes	Object	Soundness - Justified DM43.4 542	<p>Having read both local plans for the shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.</p> <p>None of these plans will benefit Shirley and I object to them all.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

3593/01/007/DM43.4/O	Mrs Margaret Hawkins	Object	DM43.4	<p>Ref. 542 - Land West of Shirley Oaks Road</p> <p>I am objecting to the proposal for de-designation of this area as Metropolitan open land, with a view to "working with the landowner" to bring development of up to 236 houses forward. It is a vital part of the green chain and wild-life corridor through Shirley. This can clearly be seen by viewing Google satellite photos of the area. This land contains hedgerow and meadow habitats as well as some mature trees.. On the Northernmost part of this land meadow flowers have been sown by the management company to encourage insects and other wildlife. Most of this land is jointly owned by 500 equal share-holders, which would make "working with the landowner" a complex issue. The council would be unlikely to get the co-operation of all 500 shareholders. Part of this land is consecrated land owned by the Jewish community. The Synagogue, car park and frontage I understand will not willingly be sold. Development of this area would put extra stress on the road junction between Shirley Oaks Road and the A232 Wickham Road. Traffic in this area is already extremely slow at peak times. If you look back through the records, planning permission was once sought for a supermarket where the synagogue now stands. It was denied on the basis of the increased traffic and stress on the road junction. Putting all the parcels of Shirley Oaks land (for which the council has plans) together (ref 541, 542, 548 and 128) would potentially add 683 new homes. Peak road traffic would be extremely problematic.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
3699/01/043/DM43.4/O	Cllr J Cummings	Object	<p>Soundness - Justified</p> <p>DM43.4 542</p>	<p>Site 542, Land to the west of Shirley Oaks Road, Shirley Oaks Road, is identified as suitable for 88-236 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Shirley Avenue and Wickham Road.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

3702/01/007/DM43.4/O	Ms J Fasham	Object	DM43.4 542	I object to the Councils proposal to de-designate the Metropolitan Open Land of Shirley Oaks Road and Shirley Oaks Village as the local infrastructure could not cope.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3704/01/002/DM43.4/C	Mrs J Horton		DM43.4 542	I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3713/01/004/DM43.4/O	Ms J Stokes	Object	DM43.4 542	I object to the proposals to completely change Shirley Oaks Road which is a green lung for that part of the Borough. The amount of car ownership will rise significantly as the bus service is infrequent. The traffic will clog up the Wickham Road even more than now., St. John's school has already plans for more classrooms and the intake will rise in all the local schools. Also pulling down established houses and putting up more flats is detrimental to the character of the area. We had a once in a lifetime chance to improve the look of Croydon, on a human scale. Instead of which we are building hideous tower blocks, while in other parts of the country they are pulling them down. Nobody should have to raise a family in a block 44 stories high. They will eventually become the slums of the future.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3715/01/004/DM43.4/O	Jenny Tighe	Object	DM43.4 542	Development of these sites will have a negative impact on the local area by changing the character of Shirley, and well as being a loss of green space, wildlife habitat and a vital green corridor	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3723/01/006/DM43.4/O	Mrs j Middleton	Object		DM43.4 542	I object to the site for use for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3726/01/004/DM43.4/O	Miss Amanda Smithers	Object		DM43.4 542	The planning permissions proposals below I object to ref 542. My partner is a resident of Betony close Shirley oaks village and we definitely do not want the surrounding areas to be built on.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3733/01/002/DM43.4/O	Ms Jennifer Addis	Object		DM43.4 542	I strongly object to the development proposals by the council for the above areas on Shirley Oaks Village. All the gardens on our houses are tiny so this green land which was designated as 'Amenity Open Land' was supposed to be for the use of the residents. There are enough houses on this area already! This will have a huge detrimental effect on all the residents in the area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3735/01/005/DM43.4/O	Mr Tim Duce	Object	Soundness - Justified	DM43.4 542	I strongly object to any plan to build on Metropolitan Open Land. There are plenty of brown field sites available in Croydon and the MOL should be re-designated as Local Green Space.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3737/01/004/DM43.4/O	Mr J Patel	Object		DM43.4 542	I am writing to record my objection to various planning as follows. Your Ref No 128,504,541,542,548 and 938. I dont think it will be good for the area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3744/02/005/DM43.4/O Diane Simpson

Object

Soundness -  
Justified

DM43.4  
542

Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.

If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

I live in Verdayne Avenue, on the odd side, and objecting to these plans sounds like simple "NIMBY ism" but, literally this development is in my back garden. With this development what little is left of the "green" character of Shirley will be lost under a wave of concrete. Surely all the "brown field" sites should be identified and developed first. When the Shirley Oaks estate was first built the fact that the houses had small gardens was compensated by the greenery of the area around them, that "compensation" is now going to disappear. The plans for the new homes seem to show that these buildings will be of greater density and crowding. On the plans there doesn't appear to be any infrastructure planned to go with the homes. The schools, in Shirley, are full, filled by children "bussed" in from other parts of the borough. Does this, then, mean the children from the new homes will have to catch buses out of Shirley to attend schools elsewhere? Though the bus routes through Shirley are good most of the time there is chaos at school times especially in the afternoon as the schools empty and the pupils leave the area to go home. It would appear that the whole of the school population of Croydon will be moving every morning and evening. The transport system on the Wickham Road works at the moment but extra traffic, people and cars, would put it under considerable strain. The tram stops are not close enough to Shirley to help dissipate the human traffic. Will the roads around the area be widened, especially in the Shirley Oaks estate, to take extra vehicle traffic? At present the buses and refuse lorries have difficulty negotiating the narrow road. The same argument goes for doctors. Again the surgeries, in Shirley, are full at present, where in the plans are the provision for this new health centres? Are they suppose to attend the A&E department at "Mayday" hospital which even now has problems coping. There have been previous plans to build on the land but they have failed due to the unsuitability of the ground, high water table etc. These problems, I take it, have "gone" away?

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3769/01/008/DM43.4/O	Mr K George	Object	DM43.4 542	I am also concerned that up you consider there is space for up to to 751 houses in the Shirley Oaks Road area. References 128. 504 541 542 548. This would lead to the elimination of green space in that area and therefore I think at least 3 of these areas should be Local Green Spaces if not Metropolitan open land.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3774/01/008/DM43.4/O	Mr & Mrs Walker	Object	DM43.4 542	<p>RE: LAND ON EITHER SIDE OF SHIRLEY OAKS ROAD, SHIRLEY OAKS VILLAGE, POPPY LANE; STROUD GREEN PUMPING STATION; COOMBE FARM, COOMBE LODGE NURSERIES off Conduit Lane, land west of Shirley Oaks Road, rear of 5-13 Honeysuckle Gardens OBJECTION TO DE-DESIGNATION GREEN BELT ; SHIRLEY, NEW ADDINGTON, FOREST HILL</p> <p>We have lived in the Borough of Croydon for 30 years and value its vibrancy and diversity.</p> <p>As Croydon ratepayers we object to the de-designation of Metropolitan Open Land generally, especially land detailed above, which will change forever Croydon's character.</p> <p>We would ask you to encourage policies/development to:</p> <ol style="list-style-type: none"> <li>1. Build new housing on brown field sites by all means AND preserve invaluable green space for the benefit of the community of Croydon;</li> <li>2. Protect green belt land and preserve the green corridors we desperately vital for wildlife and biodiversity;</li> <li>3. Amend the tall buildings policy and keep the tall building zone where it is suited in the centre of town;</li> <li>4. Utilise brownfield sites for new low-level housing only where it can be developed alongside new GP surgeries, schools and improved public transport;</li> </ol> <p>"Nowadays people know the price of everything and the value of nothing". Green Belt is vital and precious. Once lost for future generations and will not be replaced by developers.</p> <p>We understand the need for housing, schools, hospitals and infrastructure. Are the Developers investing these also alongside their building investments?</p> <p>Please protect our few remaining green spaces on the borough map, by making better use of brown field sites.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3775/01/010/DM43.4/O Mr & Mrs Barnes

Object

DM43.4  
542

We are also writing to object to Croydon Council's plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village, changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan:  
We are objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council will not keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. We are also objecting to any of these five sites being used for residential development.

Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure could not cope with the additional traffic,

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

Object Soundness - DM43.4  
Justified 542

I am writing this email to voice my deep concern about the planned development in the private estate that I have lived in for many years , namely:

•Ref 541, Ref 542, Ref 548, Ref 128 and Ref 504 – all on Shirley Oaks Village private estate.

Firstly, it would have been nice to be informed about any planning ideas in writing rather than see small notices pinned to lamp post around the estate. I would also like to draw your attention that our land was designated by Croydon Council in 1985 as 'Amenity Open Land' for the residents and for which we pay a quarterly fee for maintenance of the green open land, but more importantly can I bring to your notice that this land was transferred to the Shirley Oaks Management Company, with each property owner as a shareholder in that company. This land is for our use and not for developing a concrete jungle on every single green inch of land in Croydon.

The Shirley Oaks estate has a great community spirit and has become a real sought after location for families to live due to the community nature and the lovely open land that we have, by developing on this land you will be taking away all of the good that has been built up over the years by the many residents we have as well as making the village overcrowded, bringing in more traffic thus resulting in more danger on the main Primrose Lane for people crossing and driving, congestion for parking and so on. I can also bring to your attention that we have already had a couple of fatalities on that main road that runs through the village and this will make it worse for the safety of our kids.

I am sure you have now had many hundreds of emails from residents like myself voicing the same concerns with your planning proposals!

This land belongs to us as residents so I feel its harsh to take this away and start your own developments.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3785/01/004/DM43.4/O	Jenny Greenland	Object		DM43.4 542	I object to the de-designation of the site in Shirley as MOL. If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I enjoy this space every weekend and meet many like minded people. I also be object to the site being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic as it struggles now. I am happy for the Council to replace under-used garages with much-needed homes, but I object to building on open space.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3789/01/005/DM43.4/O	Mr Paul Slaughter	Object	Soundness - Justified	DM43.4 542	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3792/01/008/DM43.4/O	Mr Simon Bradley	Object		DM43.4 542	To save you looking it up, and to help you identify my specific objections, the five sites mentioned so far and to which I wish to object as being detrimental to the character of the area are: Land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 542).		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3793/01/007/DM43.4/O	Mr Stephen Barnes	Object	DM43.4 542	<p>Second, the Council plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village (page 68, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals). Metropolitan Open Land has the same protection from development as the Green Belt. The Council is proposing to remove this designation so that most of this land can be used for new housing. The draft Local Plan identifies five sites: -land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 542); and I object to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I also object to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
3803/01/005/DM43.4/O	Mr Denis Perrott	Object	DM43.4 542	<p>I object to the use of the Land to the west of Shirley Oaks Road reference number 542 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>

3804/01/044/DM43.4/O	Cllr L Hale <i>London Borough of Croydon</i>	Object	DM43.4 542	Site 542, Land to the west of Shirley Oaks Road, Shirley Oaks Road, is identified as suitable for 88-236 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Shirley Avenue and Wickham Road	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
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I write to you with my objections to the proposed Croydon Local Plan, specifically on the points below.

- the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 128);
- Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 504);
- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 541);
- land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 542); and
- land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 548).

I object to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I also be object to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3809/01/006/DM43.4/O	Mr Ian Leonard	Object		DM43.4 542	Land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 542); I object to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council will not keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I also object to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, thereby disastrously changing the character of the area, additionally, the local road infrastructure will not be able to cope with the additional traffic.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3820/01/004/DM43.4/O	Mrs & Mrs Linter	Object		DM43.4 542	I object to land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 542);	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3823/01/005/DM43.4/O	Mr Ross Aitken	Object		DM43.4 542	I would like to object to these proposals: Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 542	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3825/01/004/DM43.4/S	Yasmeen Hanifa	Support	Soundness - Justified	DM43.4 542	I write to you having received this email from Gavin Barwell MP, the tone of which I find inflammatory and discriminatory towards the Gypsy and Traveller communities, and smacks of "not in my backyard".  I write as a resident of Addiscombe who recognises the huge problem of lack of affordable housing to buy and to rent in London promulgated by this Conservative government and the previous coalition government.  I fully support Croydon Council's proposals.	Welcome support	

3826/01/007/DM43.4/O	Ms L Pinkney	Object	DM43.4 542	I object to site 542	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3844/01/007/DM43.4/O	Lee Kirby-Walker	Object	DM43.4 542	<p>I am writing to object to: The use of the following five sites for housing</p> <ul style="list-style-type: none"> <li>• Land at Poppy Lane reference number 128</li> <li>• Stroud Green Pumping Station, 140 Primrose Lane reference number 504</li> <li>• Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541</li> <li>• Land to the west of Shirley Oaks Road reference number 542 and</li> <li>• Land to the rear of 5-13 Honeysuckle Gardens reference number 548</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated a Local Green Spaces.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3845/01/005/DM43.4/O	Mr M Foster	Object	DM43.4 542	<p>I wish to lodge an objection to all five sites where the decision to de-designate this land as Metropolitan Open space land and to build housing upon them, not only would we be losing vital open space and change the very character of the area, I believe the local road infrastructure would not cope with any more traffic, why must the council continue to try and ruin areas that people like.</p> <p>At the moment this area as a rural feel to it, nice green spaces and an open aspect which we would lose if these plans were to go ahead. I would ask the council to think very hard before implementing these plans before we have another area that people want to move out of instead of to, these plans will not improve the area quite the reverse, where at the moment people like to live here.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3853/01/004/DM43.4/O	Miss Rebecca Thomas	Object		DM43.4 542	<p>I email to express my formal concern and objection to the proposal to build additional housing in the green areas of Shirley Oaks Village.</p> <p>I currently reside in Beckenham, 1 Hamilton House, Orchard Way, BR33ER, on the Shirley boarder, and was previously a resident of Shirley for 30 years.</p> <p>The addition of these houses will not only bring down the areas reputation, spoil views from current properties but also cause additional congestion to an already busy area. We should be looking to preserve our green areas, and Shirley Oaks Village should remain just that, a village!</p> <p>I believe that the Wickham Road has already been flagged as one of the busiest roads in the area, with a fatal road accident occurring both this year and last. Additional housing/congestion will only add to this danger.</p> <p>This proposal will cause residents of the local area to be driven from their homes unfairly, I am sure that they did not purchase properties to be overlooked and to lose the view of the land that they have been paying to maintain for, in most cases, a number of years.</p> <p>I am contactable on my home address/phone should wish me to validate my views further.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3854/01/004/DM43.4/O	Ms M Torres Ward	Object		DM43.4 542	<p>I am writing to express my objection to the planning proposals in the Shirley Oaks area. The land has been set aside for our use as we have very undersized gardens on the estate and we have also paid to keep those areas in a well maintained condition. The road around Shirley Oaks only has 2 exits as well, so would make it very congested as there are only 2 options for traffic to leave and enter and there are already a lot of problems at the Wickham Road end as people drive in and out.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3858/01/007/DM43.4/O	Mr Nicholas Barnes	Object	Soundness - Justified	DM43.4 542	<p>Having read both local plans for the shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.</p> <p>None of these plans will benefit Shirley and I object to them all.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3860/01/003/DM43.4/O	Mr M Lockyear	Object		DM43.4 542	I wish to register my objection to these proposals for the following reasons: I purchased my property on the understanding that all the open grassed land surrounding the village was designated by Croydon Council in 1985 as "Amenity Open Land" because of our under-sized gardens and transferred to the Management Company, with each property owner as a shareholder in that company.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3866/01/002/DM43.4/O	Ms M Gibson	Object	Soundness - Justified	DM43.4 542	With regard to the 'very scant' notices that have been posted on Shirley Oaks Village, in places that are not in visible of all residents, I must object VERY STRONGLY to these plans. (1) The land is owned by the residents with a covenant on it. Our houses are condensed with tiny gardens, the compensation for which is the open ground (owned by all residents) that we are able to use. My understanding is that the original development was curtailed by the then council because of the density of housing/population on Shirley Oaks. (2) Drainage on Shirley Oaks is very poor. I am given to understand that the water table is very high and indeed during the winter months the open spaces are sodden, holding water which could probably present a flooding problem. It is so bad in some places that the ducks move in! (3) Could the services (sewerage etc) really support the number of properties proposed. There have already problems from time to time, especially down Shirley Oaks Road. (4) Realistically, whatever type of property would be built, you could expect an average of two cars per dwelling. Shirley Oaks Road/Primrose Lane are extremely hazardous and would not be able to sustain another probably 500/1000 cars. Where would people park. There are enough problems on here already with regard to parking, deliveries etc. Both Shirley Oaks Road at the Wickham Road end and Primrose Road at the Shirley Road end are used as car parks and quite often it takes a bit of delicate manoeuvring to get round, especially if you meet a bus. (5) Planning permission has been refused for the plot in Poppy Lane (128) a number of times. The area was declared as a nature reserve some time back and I was unaware that this had changed. Part of the reason for the last planning application was the high water table, so how come there has been a change of mind?	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3876/01/005/DM43.4/O	Edwina Morris	Object	DM43.4 542	I object to the use of the Land to the west of Shirley Oaks Road reference number 542 for housing:	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3885/01/005/DM43.4/O	Mrs Barbara Cumming	Object	DM43.4 542	I object to the planned five sites being used for residential development in Shirley, Croydon: Land to the west of Shirely Oaks Road identified as suitable for 88-236 homes. Not only would this entail the loss of a vital green corridor between Shirely Oaks and the surrounding areas, changing the character of the area, the local road infrastructure will not be able to cope with the additional traffic.  Whilst I agree that we desperately need new housing, it should be built on brownfield sites - not our remaining precious green spaces!	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3892/01/004/DM43.4/O	Ms M Bailey	Object	DM43.4 542	The Metropolitan Open Land on either side of Shirley Oaks and all around Shirley Oaks Village should not be de-designated, but designated as Local Green space. It is very important that Croydon needs green spaces as these give the feeling of openness and a pleasant environment in which to live. Upwards of approximately 700 hundred odd homes could be built in this area which will lead to possible flooding of areas as rain water will not be able to drain away as easily as it would if it was left as a green belt area. Secondly the local road infrastructure would not be able to cope with the additional traffic stemming from these additional homes, and this includes public transport. Thirdly are the NHS facilities in the area able to cope with this large influx?	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3893/01/005/DM43.4/O	Jan Payne	Object	DM43.4 542	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3895/01/004/DM43.4/O	Mr & Mrs Asfahani	Object	Soundness - Justified	DM43.4 542	Every year we get proposals and consultations for building more homes or structures on Shirley Oaks green land. But must admit the above proposal is the worst and the most ridiculous so far. From what we read, the proposal suggests to build around 750 new homes on what's left of green patches in the village.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
					The village is already over crowded with Shirley Oaks road and Primrose road looking like a huge PARKING LOT throughout the day. One cannot begin to imagine what it would like with more residents and obviously with at least double the number of cars to that of the number of the new homes proposed.		
					We bought our property back in 1989, paying above market value at the time, for the sole purpose that the village is quiet and has some green land. Our home was one of the last phases of any buildings to be erected in the village, or so we were promised and confirmed in writing. Since then, a synagogue was built, bus 367 goes through the narrow winding road, every year for the last few years we get proposals to use our green land for one suggestion or another and now this proposal.		
					We completely oppose this proposal and hope that the council will appreciate that it's not all about the money and just building more houses, but quality of life matters just the same. On one hand the government and councils encourage and push people to plant more trees, grow their veg, recycle etc... Yet on the other hand come up with proposals to use every last green patch to build more structures and homes.. Doesn't make any sense.		

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3897/01/034/DM43.4/O	Cllr M Neal	Object	Soundness - Justified	DM43.4 542	Site 542, Land to the west of Shirley Oaks Road, Shirley Oaks Road, is identified as suitable for 88-236 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Shirley Avenue and Wickham Road;	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
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3899/02/005/DM43.4/O	Ms E Rudduck	Object		DM43.4 542	<p>I object to the use of the Land to the west of Shirley Oaks Road reference number 542 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3901/01/005/DM43.4/O	Mr & Mrs Frederick Banjo	Object	Soundness - Justified	DM43.4 542	<p>As property owners/Residents and shareholders in the company that manages Shirley Oaks Village, we are writing to state our objection to the above mentioned proposal</p> <p>The land/s in question is designated as 'Amenity open Land' for the use of the property owners and residents of shirley oaks village and must not be built upon.</p> <p>The proposal to build on these lands will simply destroy the peace &amp; tranquillity of the village. The enjoyment of the open land by residents will be lost not to mentioned the increased traffic situation amongst other things</p> <p>We strongly object to these proposals to build upon these lands.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3923/01/004/DM43.4/O	Ms A Smithers	Object		DM43.4 542	<p>The planning permissions proposals below I object to ref 542 I object to this as Shirley oaks village and surrounding areas are lovely and people go there for their green space to walk their dogs and have a nice time. this would ruin the whole area and what it currently stands for and I amongst many will be upset if the green areas are built on.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3926/01/004/DM43.4/O	Mr & Mrs Peter & Brenda Mullings	Object	DM43.4 542	We object to the proposals for this site.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3927/01/003/DM43.4/O	Mr & Mrs Mollison	Object	DM43.4 542	I would like to object on behalf of my Husband - John Mollison and myself Carol Mollison to the building of any houses or anything on the Metropolitan Open Land (Green Belt ) pursuant to Shirley Oaks Village. Our green land should stay as green land and not be built on. Please accept this email as our strongest objection to this plan..	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3933/01/005/DM43.4/O	Mr & Mrs Thacker	Object	DM43.4 542	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3942/01/005/DM43.4/O	Mr Scott Hunter	Object	DM43.4 542	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3943/01/005/DM43.4/O	Mr Steve Murray	Object	DM43.4 542	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3948/01/005/DM43.4/O Mr C Rudduck	Object	DM43.4 542	<p>I object to the use of the Land to the west of Shirley Oaks Road reference number 542 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
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3949/01/005/DM43.4/O Mr K Rudduck	Object	DM43.4 542	<p>I object to the use of the Land to the west of Shirley Oaks Road reference number 542 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
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3952/01/007/DM43.4/O	Mrs J Jeffery-Reynolds	Object	DM43.4 542	<p>Reference Policy Numbers:- DM31.4 DM28 DM2</p> <p>Reference:- 128 504 541 542 548</p> <p>I am a resident of Shirley and strongly object to the current proposals to build on green belt land on the Shirley Oaks and surrounding areas.</p> <p>There are plenty of brown sites that are unoccupied and could fulfill the purpose of providing new homes. Shirley is already tight for school places. St John's, in Spring Park Road, is increasing to 2 form entry already with the number of children living locally requiring education. The 367 bus serving the Shirley Oaks Village is infrequent and much more transport will be required. Parking is already a nightmare and with the lack of parking contemplated with the new build supply the problem will only get worse. There will be an incredible build up of traffic on the already congested Wickham Road and other local roads.</p> <p>I believe this proposed building of traveller's sites and homes will change the whole ethos of Shirley and cause resentment and the lowering of living standards. This is a particular area of standard housing and should not be changed by the building of blocks of houses. Garden land should not be built on and this is an inappropriate development and should not be allowed to go ahead. Metropolitan Open Land has the same protection as the Green Belt and the rules should be followed accordingly..</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3954/01/003/DM43.4/O	Mrs L McLoughlin	Object	DM43.4 542	<p>Having lived on Shirley Oaks for almost 30 years, I strongly feel that any changes to the current planning policies would have serious and negative consequences for the current residents. Not only would properties lose significant value, the estate would also lose its 'village-like' feel that lead us to move there in the first place. We were also told at the time of purchase that Shirley Oaks would always remain as metropolitan open land, and this also heavily influenced our purchase. To add to this, there is also the issue of increased traffic through the estate. There was a fatal accident only a couple of years ago by the bend of Poppy Lane and I feel that with the prospect of even more houses being added to the estate there will be a significantly higher risk of further accidents</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3968/01/004/DM43.4/O	Ms M D Chandler	Object	DM43.4	<p>I object on the grounds of appalling over crowding, your plan would bring at least 2000 more vehicles onto the estate. It is already nearly impossibly to get in and out of the estate by car at rush hours. The roads on the estate can barely cope as it is with the bus route. Theextra vehicles would include many commercial vans which would be parked over night and weekends causing havoc on the narrow roads of the estate. A single bus route as at present running every 20mins.causes problems how do you intend to increase public services more bus routes and more frequent timetables....more chaos! I along with others pay to maintain and the open space as a share holder. Your proposal would seriously devalue our properties and I for one will be seeking serious compensation for this, I trust Croydon has very big capital reserves to meet our legal challenges and compensation. Our gardens are small this is why the land has been designated open land so we have some open space in common with the surrounding houses. Your plans are ill conceived and will effektivly destroy Croydon further. There are large areas of open land in Addington which Croydon could use and I presume already own without spending our money attempting to purchase land which will be extremely costly to Croydon in terms of the compensation that you will need to pay out and in the legal fees entailed.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
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3970/01/004/DM43.4/O	Mr N Oratis	Object	DM43.4	<p>I object to the decision to de-designate this land as metropolitan open land for the use of residential development for the following reasons. These areas are also being used every day and regularly by myself, family members, neighbours friends and many visitors wanting to take there dog for a walk or spending time with family and kids. Ref 548, 542, 541, and 128 are owned by Shirley oaks management. 488 residents are shareholders in this company. There was a decision in 1985 for this land to be open for use by the local residents because the gardens of all homes were considered small. I would also like to mention the increase in road traffic and pollution due to the development. So for those reasons I would once again like to object to building on this land.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.</p>
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3978/01/010/DM43.4/O	Ms S Ikpa	Object		DM43.4 542	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3992/01/005/DM43.4/O	Patricia Wood	Object	Soundness - Justified	DM43.4 542	I am writing to object to the de-designation of Metropolitan Open Land around Shirley Oaks Village; in particular to the use of the following five sites for housing:  i) land at Poppy Lane reference number 128 ii) Stroud Green Pumping Station, 140 Primrose Lane reference number 504 iii) land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541 iv) land to the west of Shirley Oaks Road reference number 542 v) land to the rear of Honeysuckle Gardens reference number 548	If the Council cannot keep this land as Metropolitan Open Land, these five sites should be at least designated as Local Green Spaces.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
3993/01/003/DM43.4/O	Mr P Andrews	Object	Soundness - Justified	DM43.4 542	I wholly disagree with the plans to develop the land on Shirley Oaks Village.  This is metropolitan land and will not be built on.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3997/01/005/DM43.4/O	Mr P Fitzpatrick	Object	Soundness - Justified	DM43.4 542	<p>I am therefore writing to formally object to:</p> <ol style="list-style-type: none"> <li>1. de-designation of the Metropolitan Open Land around Shirley Oaks Village;</li> <li>2. the use of the following five sites for housing; <ul style="list-style-type: none"> <li>land at Poppy Lane REFERENCE NO. 128;</li> <li>Stroud Green Pumping Station, 140 Primrose Lane REFERENCE NUMBER 504;</li> <li>land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House REFERENCE NUMBER 541;</li> <li>land to the west of Shirley Oaks Road REFERENCE NUMBER 542, and</li> <li>land to the rear of 5-13 Honeysuckle Gardens REFERENCE NUMBER 548.</li> </ul> </li> </ol> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building houses on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built upon. Why has Shirley Oaks been singled out in this way?</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4002/01/005/DM43.4/O	Mr & Mrs Turner	Object		DM43.4 542	We are writing to object to the following sites for housing and traveller sites. (542)	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4007/01/006/DM43.4/O	Mr R Horton	Object		DM43.4 542	I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4008/01/005/DM43.4/O	Mr R Kiley	Object	Soundness - Justified	DM43.4 542	am writing this email to register my objection to the misuse of building on green belt land in Shirley, and elsewhere. All our lives are stressful now and we need these green belt areas to maintain our quality of life. I am objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.	
4010/01/005/DM43.4/O	Mr R Morley-Smith	Object	Soundness - Justified	DM43.4 542	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4022/01/008/DM43.4/O	Mr & Mrs Ewin	Object	Soundness - Justified	DM43.4 542	Objection to Croydon Council's proposal to provide sites for travellers & the building of houses, etc on green land in Shirley & other areas.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4033/01/006/DM43.4/C	Ms L Sasankan			DM43.4				Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
				542	am a resident at 35 Primrose Lane, Shirley Oaks Village, along with 4 other members of my family.  I am writing to express my objection/disagreement to the following: Object to the . de-designation of the Metropolitan Open Land around Shirley Oaks Village and in particular to the use of the following five sites for housing: Land at Poppy Lane ref 128 Stroud Green Pumping Station, ref 504 land to east of Shirley Oaks Roaf and to the rear of Beech House and Ash House, ref 541 Land to the west of Shirley Oaks Road, ref 542 Land to the rear of 5-13 Honeysuckle Gardens, ref 548				
4035/01/006/DM43.4/O	Ms S Reghu	Object		DM43.4				Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
				542	I am writing to express my objection/disagreement to the following: 2. The use of the following five sites for housing: Land at Poppy Lane ref 128 Stroud Green Pumping Station, ref 504 land to east of Shirley Oaks Road and to the rear of Beech House and Ash House, ref 541 Land to the west of Shirley Oaks Road, ref 542 Land to the rear of 5-13 Honeysuckle Gardens, ref 548				
4036/01/005/DM43.4/O	Ms S Wheeler-Kiley	Object	Soundness - Justified	DM43.4				Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
				542	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.  If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.				
4039/01/004/DM43.4/O	Mrs S Smithers	Object		DM43.4				Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
				542	The planning permissions proposals below I object to ref 542 . We don't want building on the green areas in Shirley oaks people live there because they have choose a quiet place with green areas good for their mental and physical well being. this is a place for others to enjoy as well as residents there is no where else the same as this in Croydon.				

4040/01/004/DM43.4/O	Mrs S Smithers	Object	DM43.4 542	The planning permissions proposals below I object to ref 542 Shirley Oaks Village is lovely I go walking round the green areas there and this is such a lovely area. We do not want houses built here and to loose our land that we really like to use.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4041/01/007/DM43.4/O	Mr s Hilu Abdo	Object	DM43.4 542	Ref: 541, 542, 548, 128 and 504 in Shirley Oaks Village I was shocked to learn about the changes proposed to our grass areas. These changes, if implemented, will change the very nature of our village. It will not only deprive the residents of very essential open green areas, but it will make the whole place very crowded, much more polluted and quite uglier. This would rob us of essential attractions that made us come to this village in the first place. I strongly object to any of these changes and trust that every resident on this estate feels the way I feel. I did not speak to everyone, but the many I spoke with feel as strongly as I do towards this unfair proposal. I have been living in this village with my family since 1985, I would like to see the Croydon Council improve it rather than ruin it. I hope the Council will reconsider its plans.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:

1. de-designation of the Metropolitan Open Land around Shirley Oaks Village;

2. the use of the following five sites for housing:

- land at Poppy Lane reference number 128;

- Stroud Green Pumping Station, 140 Primrose Lane reference number 504;

- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;

- land to the west of Shirley Oaks Road reference number 542; and

- land to the rear of 5-13 Honeysuckle Gardens reference number 548.

If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?

3. the use of the following locations as gypsy/traveller sites:

- Coombe Farm off Oaks Road reference number 502;

- Coombe Lodge Nurseries off Conduit Lane reference number 661; and

- Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;

As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

of Nature Conservation Interest.  
Policy E of Planning Policy for  
Traveller Sites, published by the  
Government in August, says very  
clearly:

“Traveller sites (temporary or  
permanent) in the Green Belt are  
inappropriate development”.

The Council's approach is clearly in  
breach of that policy. All three sites  
are also some distance from public  
services and they are all in the same  
part of the borough (two are in  
Heathfield ward, one just over the  
border in Croham). Why has  
Heathfield been singled out in this  
way? If the Council really needs, as  
it claims, to quadruple the number of  
gypsy/traveller sites in the borough -  
which I would question - they should  
look elsewhere (for example, off the  
Purley Way where the existing site is);

4.focussed intensification associated  
with gradual change of an area's  
local character under Policy DM31.4  
of the Shirley Road Shopping  
Parade, Shirley local centre and  
Forestdale. Shirley Road Shopping  
Parade is surely worthy of protecting  
rather than replacing with medium-  
rise blocks? Shirley local centre is  
defined not just as a stretch of the  
Wickham Road (where some  
intensification may be appropriate)  
but Ridgemount Avenue, Wickham  
Avenue, Peregrine Gardens, West  
Way Gardens, the northern section of  
Hartland Way and the western parts  
of Bennetts Way and Devonshire  
Way. Replacing the largely semi-  
detached buildings in these  
residential roads with medium-rise  
blocks would completely change the  
character of Shirley. Replacing the  
largely terraced housing and small  
blocks of flats in Forestdale with  
medium-sized blocks would  
completely change that area too;

5.Policy DM2 on development on  
garden land, which is too subjective  
and therefore too weak. There  
should be a much stronger  
presumption against development on  
garden land; and

6.Policy DM28, which should allow  
higher levels of parking in  
developments of low public transport  
accessibility. Restricting parking  
spaces in such areas doesn't lead to  
fewer people owning their own car; it  
just leads to greater competition for  
existing spaces.

4051/01/006/DM43.4/O	Mr Matt Knight	Object	DM43.4 542	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4053/01/005/DM43.4/C	Mr S Sasankan		DM43.4 542	<p>I am resident at 35 Primrose Lane, Shirley Oaks Village, along with 4 other members of my family.</p> <p>I am writing to express my objection/disagreement to the following:</p> <ol style="list-style-type: none"> <li>de-designation of the Metropolitan Open Land around Shirley Oaks Village</li> <li>The use of the following five sites for housing: Land at Poppy Lane ref 128 Stroud Green Pumping Station, ref 504 land to east of Shirley Oaks Roaf and to the rear of Beech House and Ash House, ref 541 Land to the west of Shirley Oaks Road, ref 542 Land to the rear of 5-13 Honeysuckle Gardens, ref 548</li> </ol>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4058/01/005/DM43.4/O	Mrs Mary Gray	Object	DM43.4 542	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4059/01/005/DM43.4/O	Shirley Lidbury	Object	DM43.4 542	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4062/01/005/DM43.4/O	Mr & Mrs Keith & Susan Hobbs	Object		DM43.4 542	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4063/01/004/DM43.4/O	Mr & Mrs Whitehead	Object	Soundness - Justified	DM43.4 542	<p>As residents whose small rear garden backs onto part of the Shirley Oaks Metropolitan Open Land, we know full well what impact proposals 128, 504, 541, 542 and 548 would have to the area.</p> <p>There would be an increase in noise from 1) the building work, 2) increased traffic</p> <p>There would be a substantial impact on the road system. Wickham Road already gets gridlocked at rush hours and school start/end times. The roads into Shirley Oaks are already too narrow for cars to pass if there are any cars parked, which there are always many of since the majority of driveways are too short to accommodate reasonable size car parking for many.</p> <p>Shirley Road also has a problem with queuing traffic towards Long Lane which will also be compounded by these proposals.</p> <p>These developments would increase the drainage issues this area suffers from. The whole area is built on London clay and regularly these areas suffer standing water which has gone through our property in the past. Increasing the density of building in Shirley Oaks will increase this problem too.</p> <p>The lands around Shirley Oaks remain because of the compact nature of the village, whose properties, as well as our own, have small garden areas and as such these areas are used daily for sports activities, exercise and dog walking.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4065/01/005/DM43.4/O	Mr Clive Jarvis	Object	DM43.4 542	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4066/01/009/DM43.4/O	Dr Chandra Pawa	Object	DM43.4 542	the use of land to the west of Shirley Oaks Road site reference number 542 for housing. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area;	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4067/01/005/DM43.4/O	Mrs Marilyn Loader	Object	DM43.4 542	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4068/01/005/DM43.4/O	Mr S Soundararajan	Object	DM43.4 542	I am writing to object to strongly the De-designation of the following five pieces of land as Metropolitan Open Land and their proposed use as housing  - Land to the west of Shirley Oaks Road reference number 542 the site is owned by the residents of Shirley Oaks Village through the Shirley Oaks Management Company in which every freeholder has a share. Your proposal will lead to a huge set of issues for the local residents. I strongly object to the plan and proposal	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4075/01/004/DM43.4/O	Kaljit Gata-Aura	Object	DM43.4 542	The planning permissions proposals below I object to ref 542 I have friends who live in Shirley oaks village and I know them and myself along with many others all object to the proposals to build on the green areas. This grass area is used by many and would totally change the area if built on and we don't want it. Part of the charm of this area is those green areas and it has something that you don't find often in Croydon so please let us keep the green areas as we all object to them being built	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4079/01/010/DM43.4/O	Melissa Chu	Object	DM43.4 542	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4083/01/006/DM43.4/O	Mr Reuben Gata-Aura	Object	DM43.4 542	The use of the following five sites for housing: land at Poppy Lane - Ref 128 Stroud Green Pumping Stn - Ref 504 land to east of Shirley Oaks Road - Ref 541 land to west of Shirley Oaks Road - Ref 542 land to rear of Honeysuckle Gdns - Ref 548 If the Council will not keep them as MOP - these 5 sites should at least be designated as Local Green Spaces	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4089/01/004/DM43.4/O	Victoria Moore	Object	DM43.4 542	land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 542);	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4096/01/007/DM43.4/O	Mr Vince Hemment	Object		DM43.4 542	I am therefore writing to formally object to: de-designation of the Metropolitan Open Land around Shirley Oaks Village; the use of the following five sites for housing: - land at Poppy Lane reference number 128; - Stroud Green Pumping Station, 140 Primrose Lane reference number 504; - land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541; - land to the west of Shirley Oaks Road reference number 542; and - land to the rear of 5-13 Honeysuckle Gardens reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4104/01/005/DM43.4/O	Terrence & Jacqueline Spriggs	Object	Soundness - Justified	DM43.4 542	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4112/01/007/DM43.4/O	Ms V Cruickshank	Object		DM43.4 542	I object to the use of the following five sites for housing: Land at Poppy Lane: reference number 128; Stroud Green Pumping Station, 140 Primrose Lane: reference number 504; Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House; reference number 541; Land to the west of Shirley Oaks Road; reference number 542; and Land to the rear of 5 – 13 Honeysuckle Gardens; reference number 548.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4115/01/003/DM43.4/O	Miss Y Mithiradaas	Object	DM43.4 542	I'm writing in response to your notice for development of the greenfield sites on the Shirley Oaks Village estate to change the status of this. Land to allow development of 751 new homes. When I bought my house 18 months ago it was purchased on the understanding that together with the other householders on the estate that we would have joint ownership in the land directly surrounding the estate and that a quarterly bill would be levied to cover the maintenance of the land. I purchased the property in the knowledge that there were designated areas of green space surrounding the estate and was led to believe that these would remain. I strongly object to the proposal of building any further houses on the land surrounding the estate on the grounds that the main road through the estate is dangerous enough as it is. To more than double the amount of residents using the estate is ludicrous. The road was designed to cope with a certain amount of traffic and is already dangerous at time.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4117/01/055/DM43.4/O	Cllr S Brew	Object	DM43.4 542	I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4117/01/036/DM43.4/O	Cllr S Brew	Object	DM43.4 542	Site 542, Land to the west of Shirley Oaks Road, Shirley Oaks Road, is identified as suitable for 88-236 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Shirley Avenue and Wickham Road;	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4125/01/043/DM43.4/O	Councillor M Fisher	Object	Soundness - Justified	DM43.4 542	Site 542, Land to the west of Shirley Oaks Road, Shirley Oaks Road, is identified as suitable for 88-236 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Shirley Avenue and Wickham Road.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4126/01/005/DM43.4/O	Mr Christopher Swan	Object		DM43.4 542	land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455- 456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 542);	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4129/01/005/DM43.4/O	Mr Edward Swan	Object		DM43.4 542	I would like to strongly object to the planned five sites being used for residential development in Shirley, Croydon: land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455- 456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Radial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 542); Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure will not be able to cope with the additional traffic.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4137/01/005/DM43.4/O	Mrs S Rudduck	Object		DM43.4 542	<p>I object to the use of the Land to the west of Shirley Oaks Road reference number 542 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4138/02/004/DM43.4/O	Ms S Rao	Object		DM43.4 542	The use of the land to the west of Shirley Oaks Road (site ref 542) for housing	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4145/01/005/DM43.4/O	Mr & Mrs Andrews	Object	Soundness - Justified	DM43.4 542	<p>I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:</p> <p>2. the use of the following five sites for housing:</p> <ul style="list-style-type: none"> <li>• land at Poppy Lane reference number 128;</li> <li>• Stroud Green Pumping Station, 140 Primrose Lane reference number 504;</li> <li>• land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;</li> <li>• land to the west of Shirley Oaks Road reference number 542; and</li> <li>• land to the rear of 5-13 Honeysuckle Gardens reference number 548.</li> </ul>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4146/01/005/DM43.4/O	Mr & Mrs Carpenter	Object	DM43.4 542	These proposals to build up to 750 homes on land (assuming it is de-designated) will mean the loss of vital open spaces and will place burdens on local transport, roads, schools and medical facilities which are already under pressure.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4147/01/004/DM43.4/O	Mr & Mrs A Catherall	Object	DM43.4 542	The de-designation of Metropolitan Open Land status on Shirley Oak will be vigorously opposed. I can see no reasoned explanation in the planning document for such a course of action nor is there any evidence of the thinking of the Council in the previous plan or 2012 Inspector's Report to explain how MOL status has been revisited with the conclusion that MOL designation be withdrawn. It also seems to have escaped the planning process that Shirley Oaks is governed by a Section 52 Agreement under the 1971 Town and Country Planning Act controlling development of the 'amenity lands' on Shirley Oaks. Further, the land is owned by the 488 Shirley Oaks resident property owners as shareholders of Shirley Oaks Management Ltd that owns the land. There is, therefore, no likelihood of the land ever being sold voluntarily. In summary, this part of the proposed Local Plan is undeliverable.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

We are writing to object to the proposals to:

1. de-designate the Metropolitan Open Land around Shirley Oaks Village.
2. the use of the following sites for housing:
  - land at Poppy Lane reference number 128;
  - Stroud Green Pumping Station, 140 Primrose Lane reference number 504;
  - land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;
  - land to the West of Shirley Oaks Road reference number 542;
  - land to the rear of 5-13 Honeysuckle Gardens reference number 548;

The Shirley Oaks Village site currently provides a balance of high density housing offset by areas of green space. The proposals for de-designation of the Metropolitan Open Land and additional housing on the areas of green space would disrupt that balance and greatly increase the density of housing to an unacceptable level. Access to the Shirley Oaks site is by way of Poppy Lane and Shirley Oaks Road which feed into Shirley Road and Wickham Road respectively. Both Shirley Road and Wickham Road are used heavily throughout the day and subject of long delays particularly at peak times. This has resulted in Poppy Lane and Shirley Oaks Road experiencing heavier traffic flows than they were designed for as commuters cut through between Shirley Road and Wickham Road.

Public transport within the Shirley Oaks site is limited to a small single decker bus due to the road infrastructure and road system. Whilst there are bus services which serve Shirley Road and Wickham Road these are already oversubscribed and subject to delay due to existing traffic congestion.

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4161/01/010/DM43.4/O	Mr Trevor Watkins	Object	DM43.4 542	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4166/01/007/DM43.4/O	Carol Holmes	Object	DM43.4 542	I object to both the de-designation and also to the subsequent house-building at the following sites: <ul style="list-style-type: none"> <li>•Land at Poppy Lane (reference number 128);</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane (reference number 504);</li> <li>•Land to the east of Shirley Oaks Road and to the rear of beech House and Ash House (reference number 541);</li> <li>•Land to the west of Shirley Oaks Road (reference number 541);</li> <li>•Land to the rear of 5-13 Honeysuckle Gardens (reference number 548).</li> </ul> <p>The very minimum designation for the proposed sites should be as Local Green Spaces, in order to give some protection against over-development</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4174/01/004/DM43.4/O	Mr B Williams	Object	DM43.4 542	I object to the de-designation of the land as Metropolitan Open Land and its proposed use for housing. The open spaces are collectively designated as Metropolitan Open Land and provide several links in the Shirley Green Chain. They help to form the sort of network necessary to ensure the maintenance of the current range and diversity of our flora and fauna. In addition this is a floodplain. There is a sink pond to the rear of Honeysuckle Gardens and if this overflows any properties would be flooded. There is also the potential for flooding of future planned properties. The one road through Shirley Oaks Village could not cope with the additional traffic and its exit on to the A232 would cause yet another bottleneck on this already congested road.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4200/01/005/DM43.4/O	Mr G Furmanski	Object	Soundness - Justified	DM43.4 542	<p>I am writing to object to the following matters in this document :-</p> <p>2. the use of the following five sites for housing</p> <p>a) Ref No. 128— land at Poppy Lane</p> <p>b) Ref No. 504— Stroud Green Pumping station</p> <p>c) Ref No. 541 — land to the east of Shirley Oaks Road and to the rear of Ash House and Beech House</p> <p>d) Ref No. 542 — land to the west of Shirley Oaks Road</p> <p>e) Ref No. 548— land to the rear of 5-13 Honeysuckle Gardens</p> <p>If the Council do not keep these sites as Metropolitan Open Land, then at least these five sites should be designated as Local Green Spaces.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4203/01/005/DM43.4/O	Mr J Beaven	Object	Soundness - Justified	DM43.4 542	<p>I am writing to submit my objection to:</p> <p>2. The use of the following five sites for housing:</p> <p>- Land at Poppy Lane, reference number 128</p> <p>- Stroud Green Pumping Station, 140 Primrose Lane, reference number 504</p> <p>- Land to the east of Shirley Oaks road and to the rear of Beech House and Ash House, reference number 541</p> <p>- Land to the west of Shirley Oaks Road, reference number 542, and</p> <p>- Land to the rear of 5-13 Honeysuckle Gardens, reference number 538.</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at a minimum be designated as Local Green spaces</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4205/01/003/DM43.4/O	Mr J Tenten	Object	Soundness - Justified	DM43.4 542	<p>This land is owned by Shirley Oaks Management Ltd of which I am a shareholder. There is a section 52 legal agreement in place which requires this site to be transferred to a management company and be held as amenity open space.</p> <p>The highway network is already at saturation point and in any event any proposed development would generate an unacceptable amount of traffic.</p> <p>The site has a high water table.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4209/01/006/DM43.4/O	Mr & Mrs King	Object	DM43.4 542	I object to Policy DM43, reference Site 542 to build new homes on land to the East & West of Shirley Oaks Road	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4213/01/006/DM43.4/O	Mr & Mrs DB Good	Object	DM43.4 542	I object to Policy DM43, reference Site 542 to build new homes on land to the East & West of Shirley Oaks Road	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4218/01/006/DM43.4/O	Mr & Ms Morgan & Mason	Object	DM43.4 542	I object to the use of the site for housing. If the Council will not keep them as Metropolitan Open Land, these sites should at least be designated as Local Green Spaces	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4223/01/005/DM43.4/O	Mrs Mary Lane	Object	DM43.4 542	I object to the site for use as housing. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4228/01/010/DM43.4/O	Sheila Newman	Object	DM43.4 542	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4232/01/006/DM43.4/O	Mr & Mrs Farrow	Object	DM43.4 542	I object to Policy DM43, reference Site 542 to build new homes on land to the East & West of Shirley Oaks Road	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4238/01/004/DM43.4/O	Miss b Hall	Object	DM43.4 542	As 541, 542 & 548 would consist of 750 residences, the present utilities, particularly the drains, are likely to be inadequate. I assume that provision will be made for Shirley Oaks Hospital to function during the building and afterwards with the increase in traffic pollution and NHS ambulance access to their base. Healthcare facilities for such an increase in local residents cannot be sustained for the area. If the Council will not keep bullet points 1 & 2 as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4244/01/005/DM43.4/O	Mr & Mrs Kelly	Object	DM43.4 542	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4245/01/005/DM43.4/O	Mr & Mrs Maguire	Object	DM43.4 542	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4268/01/010/DM43.4/O	Mr D Nesterovitch	Object	DM43.4 542	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4278/01/009/DM43.4/O	Mr Melvin Howard	Object	DM43.4 542	If the Council will not keep the site as MOL, the site should at least be designated as Local Green Space. Buildin on this site will not only mean the loss of vital green space it will over burden local services and road infrastructure.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4294/01/004/DM43.4/O	S Wallace	Object	DM43.4 542	I object to land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 542);	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4305/01/006/DM43.4/O	Mrs Glenna Fullick	Object	DM43.4 542	I object to Policy DM43, reference Site 542 to build new homes on land to the East & West of Shirley Oaks Road	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4308/01/005/DM43.4/O	Mrs Kathleen Swan	Object	DM43.4 542	I would like to strongly object to the planned five sites being used for residential development in Shirley, Croydon: land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455- 456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Radial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 542); Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure will not be able to cope with the additional traffic.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4309/01/006/DM43.4/O	Mrs Rita Evans	Object	DM43.4 542	The proposal to de-designate Metropolitan Open Land around Shirley Oaks Village and use it for five housing sites surely flies in the face of current recommendations to preserve Green Belt equivalent land as a vital amenity and ecological asset?	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4312/01/006/DM43.4/O	Doreen Jansen	Object	DM43.4 542	Objecton to site. Schools in the area are already over-subscribed , so the number of homes proposed will increase the problem	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4327/01/005/DM43.4/O	Mrs J Furmanska	Object	Soundness - Justified DM43.4 542	<p>I am writing to object to the following matters in this document :-</p> <p>2. the use of the following five sites for housing</p> <p>a) Ref No. 128— land at Poppy Lane</p> <p>b) Ref No. 504— Stroud Green Pumping station</p> <p>c) Ref No. 541 — land to the east of Shirley Oaks Road and to the rear of Ash House and Beech House</p> <p>d) Ref No. 542 — land to the west of Shirley Oaks Road</p> <p>e) Ref No. 548— land to the rear of 5-13 Honeysuckle Gardens</p> <p>If the Council do not keep these sites as Metropolitan Open Land, then at least these five sites should be designated as Local Green Spaces.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4333/01/010/DM43.4/O	Mr P Bhanji	Object	DM43.4 542	<p>The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4358/01/010/DM43.4/O	Ms B Fontaine	Object	DM43.4 542	<p>The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4365/01/006/DM43.4/O	The Judge Family	Object	DM43.4 542	We object to Policy DM43, reference Site 542 to build new homes on land to the East & West of Shirley Oaks Road	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4366/01/006/DM43.4/O	Ms Gemma Sturgeon	Object	DM43.4 542	I object to Policy DM43, reference Site 542 to build new homes on land to the East & West of Shirley Oaks Road	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

3 Proposed Policy DM43 De-designation of Metropolitan Open Land around Shirley Oaks Road

I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least be designated as Local Green Space, for its protection from development.

This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form.

I also object to the following specific proposals for the building of new homes on this site, as detailed in Changes to the Policies Map arising from Proposals contained within the the Croydon Local Plan; Strategic Policies Partial Review and the Croydon Local Plan, Detailed Policies & Proposals:

- Policy DM43, reference 128 to build new homes at Poppy Lane
- Policy DM43, reference 504 to build new homes at Stroud Green
- Pumping Station (including the conversion of the pumping station which is a locally-listed building)
- Policy DM43, reference 542 to build new homes on land to the west of Shirley Oaks Road
- Policy DM43, reference 548 to build new homes on land to the rear of Honeysuckle Gardens

Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the already-stretched social and healthcare facilities would be overloaded.

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For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

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- Policy DM43, reference 128 to build new homes at Poppy Lane
- Policy DM43, reference 504 to build new homes at Stroud Green
- Pumping Station (including the conversion of the pumping station which is a locally-listed building)
- Policy DM43, reference 542 to build new homes on land to the west of Shirley Oaks Road
- Policy DM43, reference 548 to build new homes on land to the rear of Honeysuckle Gardens

Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the already-stretched social and healthcare facilities would be overloaded.

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For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

4378/01/011/DM43.4/O	Jennifer Carrozzo	Object	DM43.4 542	I am writing to object to the use of the following five sites for housing: -land at Poppy Lane site reference number 128; -Stroud Green Pumping Station, 140 Primrose Lane site reference number 504; -land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number 541; -land to the west of Shirley Oaks Road site reference number 542; and -land to the rear of 5-13 Honeysuckle Gardens site reference number 548; If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces;	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4384/01/010/DM43.4/O	Ms N Nesterovich	Object	DM43.4 542	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
4435/01/005/DM43.4/O	Mrs Janet Baine	Object	DM43.4 542	I object to the use of the Land to the west of Shirley Oaks Road reference number 542 for housing:	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

I object to the use of the following five sites for housing - land at Poppy Lane reference number 128; Stroud Green Pumping Station, 140 Primrose Lane reference number 504; land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541; land to the west of Shirley Oaks Road reference number 542; and land to the rear of 5-13 Honeysuckle Gardens reference number 548; If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. The Council should focus on developing other land in the Croydon borough such as unused office blocks, derelict corporate buildings/factories/warehouses which have not been occupied for years instead of attacking the green areas which are enjoyed by the residents in their respective areas. The proposals to build circa 700 houses in such a small area will cause the following detrimental effects to the local residents: depreciation of the value of the houses purchased in the relevant areas, too much strain on the water and sewerage systems in the locality where there is already a high water table. This could result in undue flooding and drainage problems, structural problems in years to come as the land is not fit for such intensive building, increase in traffic on Shirley Road, Wickham Road, Lower Addiscombe and Addiscombe which is already congested. This will unduly increase pollution levels which are already toxic. This will undoubtedly cause an increase in the health problems of the people in the locality such as lung cancer and other respiratory illnesses which will in turn place greater stress on the NHS services, cause more people to take sick days which will result in lower incomes obtained and eventually less tax revenue generated. This will have a knock on effect on the economy which is to say at the very least, bleak, the three green spaces in the Shirley Oaks Village are owned by the 488 Freeholders. Each Freeholder owns one share in the nominee company, Shirley Oaks Management Limited which owns the land on behalf of its shareholders. Building upon this land would seriously undermine the value of the land purchased by the Freeholders and reduce quality of life. If the residents wanted to move, it would prove near impossible because of the resulting lower sale prices of their respective houses imposed by the Council's building plans. This would appear to be unfair

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

for the Council to impose such hardship on the residents. I would urge the council to build upon land in the Croydon borough which is derelict and contains buildings which have not been used for years. These buildings can be knocked down to build the much needed housing for generations to come. These unused or derelict buildings serve no purpose to the local residents and are of no value to the residents. The Council should endeavour to create value where it is needed. This will in turn improve the condition of the abandoned areas. This will also prevent squatting and other unlawful uses of such buildings. I witnessed one example last year where the old post office building next to East Croydon Station was used as a rave containing over 1,000 people. This posed a risk to the safety of the passers by and the increase in crime. The Council's redevelopment of such spaces could be highly beneficial to the area. The green spaces are however of great importance to the local residents. The residents enjoy these spaces for walking their dogs, recreational and outdoor activities, space for children to play, piece of mind for the resident who works in the city and comes home to a peaceful environment and it provides space for those residents who already have very small back gardens.

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7284/01/008/DM43.4/O	Dr I Jayamanne	Object	Soundness - Justified	DM43.4 542	I wish to protest vehemently about your plans to destroy Shirley which is a village by building hundred of homes and setting up a Gypsy and Traveller site. You will destroy the Green Belt and increase the traffic in the area thus polluting the environment and the air we breathe.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
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The use of the following five sites for housing:  
Land at Poppy Lane (ref number 128)  
Stroud Green Pumping Station, 140 Primrose Lane (ref number 504)  
Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House (ref number 541)  
Land to the west of Shirley Oaks Road (ref number 542) and land to the rear of 5-13 Honeysuckle Gardens (ref number 548)  
When the London Borough of Lambeth closed the children's home, known as Shirley Oaks, Croydon Council determined to keep the building redevelopment of the site broadly in line with the building density that had existed for most of the previous hundred years and subsequent applications by the then developer for increased housing density were rejected. There were a number of reasons for maintaining the original policy amongst which were the need to maintain the established green corridor, retain the character of the area and to maintain the surrounding traffic volumes at a manageable level. The decision to designate the land as Metropolitan Open Land was to ensure that in future further building on the land could not take place thus re-affirming the principles established by the original policy decisions. Nothing has changed in the ensuing years to justify any variation to that policy.

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

I am dismayed at the consideration being given to the above, particularly concerning that proposed in the Shirley area.  
I have been a Shirley resident for almost 30 years and to date have enjoyed what the area does offer both for the community and with regard to open green spaces, which are precious to the health and wellbeing of all ages. Why should future generations be unable to continue to benefit from an outdoor environment as hitherto?  
I strongly object to de-designation of the current Metropolitan Open Land and would hope that at least it could be protected as Local Green Space with regard to future development. This is particularly pertinent with regard to the proposals being considered for the Shirley Oaks area. The present road infrastructure through the estate leaves a lot to be desired and any more traffic will be a great cause for concern, to say nothing of the loss of wildlife and spacious living. If we had wanted to live in a highly densely populated area, we would not have chosen the Shirley area to relocate into, rather the centre of the town. The redevelopment of brownfield sites is more acceptable and there must be many of these in the Croydon area to develop without encroaching on valued green spaces.

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

Object Soundness - DM43.4  
Justified 542

I wish to formally object to:  
 1. All the proposed policies relation to the re-designation of land to allow building development at Shirley Oaks Road and land around Shirley Oaks Village.  
 2. The land at Poppy Lane (reference 128)  
 3. Stroud Green Pumping Station, 140 Primrose Lane including the conversion of the locally listed pumping station (reference 504)  
 4. Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House (reference 541).  
 5. Land to the West of Shirley Oaks Road (reference 542)  
 6. Land to the rear of 5-13 Honeysuckle Gardens (reference 548)  
 These proposals are NOT appropriate for Croydon to meet its Strategic Objectives.  
 Additionally the proposals are NOT DEUVERABLE or SUSTAINABLE as:  
 • Croydon have already announced that it is not necessary to deliberately destroy MOL to reach their housing requirements.  
 • National and London Plans do NOT require or expect Local Authorities to degrade MOL to generate additional housing.  
 • The loss of this MOL will entail the LOSS of a vital green corridor between Shirley Oaks through to Ashburton Playing fields, across to South Norwood Park and surrounding Areas.  
 • The above areas are vital to sustain the drainage of surrounding flood areas.  
 • The above mentioned areas are referred to the "lungs of Croydon" as they sustain carbon dioxide capture (photosynthesis), oxygen release (photosynthesis) and biodiversity. Local wildlife includes badgers and bats.  
 • Green areas increase the character, desirability and amenity of residential areas.  
 Green areas have a strong positive impact of the character of surrounding residential areas.  
 • The proposed increase in housing will put an additional burden on public transport, roadways and street parking and other services. The additional volume of traffic will create additional road hazards.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

7308/01/005/DM43.4/O	Mr John Carley	Object	Soundness - Justified	DM43.4 542	I object to the de-designation of the Metropolitan Open Land around Shirley Oaks Village; reference Numbers, 128, 504, 541,542 and 548. This is currently Green Space and provides vital green recreational area and buffer between Shirley Oaks and the surrounding area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
7314/01/003/DM43.4/O	P L Johnson	Object		DM43.4 542	I wish to object to the use of the following sites for housing: - Land to the east of Shirley Oaks Road (ref no 541) - Land to the west of Shirley Oaks Road (ref no 542) We should preserve these pastoral and woodland sites for environmental reasons; for nature and humanity. Due to high traffic usage of the A232 and Upper Shirley Road - particularly when the M25 gets closed - the air quality in this area is not perfect.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
7320/01/006/DM43.4/O	Mr Steve Westray	Object		DM43.4 542	The de-designation of Metropolitan Open Land around Shirley Oaks Village and either side of Shirley Oaks Road. At present I understand that Metropolitan Open Land has the same protection as the Green Belt and I believe that it is vitally important to retain the controls around our green spaces in Shirley. If any additional homes were to be considered for this area then they should be restricted in number and carefully planned in order to retain the character of this area. The idea of building up to 750 new homes is totally out of keeping with this objective and would be considerable strain on local infrastructure and resources. New housing on this scale would lead to a significant increase in traffic along the Wickham Road which is already extremely busy not only servicing the residents of Shirley but as an important thoroughfare into Croydon.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

7321/01/006/DM43.4/O	Mrs Ann Sebire	Object	DM43.4 542	<p>I am writing to object to;</p> <p>2. The use of the following five sites for housing</p> <p>a) Land at Poppy Lane reference number 128)</p> <p>b) Stroud Green Pumping Station reference Number 504</p> <p>c) Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541</p> <p>d) Land to the west of Shirley Oaks Road reference number 542 and</p> <p>e) Land to the rear of 5-13 Honeysuckle Gardens reference numbers 543</p> <p>I just hope that there has been enough consideration about the fact that Shirley is built on springs and Heron Homes and Wren both had problems with flooding the area down at Woodmere Avenue.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
7323/01/004/DM43.4/O	Mrs L Woods	Object	DM43.4 542	<p>In particular I have grave concerns about the choice of location for the proposed gypsy and traveller sites and also the building of 750 new homes at Shirley Oaks Village. The local schools are already struggling to cope with ever increasing numbers of children, and the journey from Shirley into Croydon can be extremely congested at peak times.</p> <p>The extra traffic generated by the proposals would cause misery in my opinion. The loss of green spaces in the proposed areas of development would also be most detrimental. I would therefore urge Croydon Council to consider and respect the very real concerns and fears of the majority of residents in the Shirley area.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
7324/01/005/DM43.4/O	Mrs Olive Garton	Object	DM43.4 542	<p>Use of formerly open land for housing (references 128, 504,541,542 and 548): Again, this open land should not be lost. Furthermore, there is no infrastructure in place to support the huge increase in population density that such development would represent. Development of the site of the former pumping station (reference 504): It was established at the time the Shirley Oaks village was built that this land could not be built on, as there is an Artesian well on the land and any development would risk polluting the water source. Furthermore, a travellers' site would be inappropriate on this site.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

8822/01/004/DM43.4/O	Mrs M Davies	Object	DM43.4 542	I am writing to object to the proposed use of: - the land to the east of Shirely Oaks Road (541) - The land to the west of shirely Oaks Road (542) - The land at Poppy Lane, Shirley Road (128) - Stroud Green Pumping Station, 140 Primrose Lane (504) - Land to the rear of honeysuckle gardens (548) - Open space land at shrublands estate (938)		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
0115/04/012/DM43.4/O	Mr Bob Sleeman	Object	DM43.4 548	I am therefore writing to formally object to: the use of the following five sites for housing: <input type="checkbox"/> land to the rear of 5-13 Honeysuckle Gardens reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
0120/02/028/DM43.4/O	<i>Addiscombe Residents Associatio</i>	Object	DM43.4 548	If the Council will not keep them as Metropolitan Open Land, the five sites should at least be designated as Local Green Spaces and not used for housing.	The site should be Local Green Space.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

0122/05/006/DM43.4/O	Mrs Hilary Chelminski Addiscombe & Shirley Park RA	Object	Soundness - Justified DM43.4 548	<p>I am therefore writing to formally object to:</p> <p>1.de-designation of the Metropolitan Open Land around Shirley Oaks Village;</p> <p>2.the use of the following five sites for housing:</p> <ul style="list-style-type: none"> <li>•land at Poppy Lane reference number 128;</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane reference number 504;</li> <li>•land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;</li> <li>•land to the west of Shirley Oaks Road reference number 542; and</li> <li>•land to the rear of 5-13 Honeysuckle Gardens reference number 548.</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
0391/01/020/DM43.4/O	Mrs Mira Armour HOME Residents Associaton	Object	DM43.4 548	<p>De-designation of the Metropolitan Open Land bordering Addiscombe Place (around Shirley Oaks Village) – OBJECT</p> <p>If the Council will not keep them as Metropolitan Open Land, the five sites should at least be designated as Local Green Spaces and not used for housing:</p> <p>Ref 128: Land at Poppy Lane  Ref 504: Stroud Green Pumping Station, 140 Primrose Lane  Ref 541: Land east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road  Ref 542: Land to west of Shirley Oaks Road, Shirley Oaks Road  Ref 548: Land to rear of, 5-13 Honeysuckle Gardens</p>	designate as Local Green Spaces and not use for housing Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

0391/02/020/DM43.4/O	Mrs Mira Armour <i>HOME Residents Associaton</i>	Object		DM43.4 548	De-designation of the Metropolitan Open Land bordering Addiscombe Place (around Shirley Oaks Village) – OBJECT If the Council will not keep them as Metropolitan Open Land, the five sites should at least be designated as Local Green Spaces and not used for housing: Ref 128: Land at Poppy Lane Ref 504: Stroud Green Pumping Station, 140 Primrose Lane Ref 541: Land east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road Ref 542: Land to west of Shirley Oaks Road, Shirley Oaks Road Ref 548: Land to rear of, 5-13 Honeysuckle Gardens	designate as Local Green Spaces and not use for housing	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
0790/01/146/DM43.4/O	Mr Mathew Frith <i>London Wildlife Trust</i>	Object	Soundness - Justified	DM43.4 548	We object to the proposed development on green spaces, which should remain designated as part of the Shirley Oaks MOL (see comments on Policy SP7 (Table 9.1)).  This site meets criteria for Metropolitan Open Land, in terms of its nature conservation value.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
1180/01/010/DM43.4/O	Mr & Mrs K Davenport	Object	Soundness - Justified	DM43.4 548	I am horrified at the proposals regarding Shirley. There may be a need for more housing but there are alternatives and it is up to the Council to find these rather than making it easier and more profitable for builders which is what is now happening.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

1682/01/006/DM43.4/O A Arbisman	Object	DM43.4 548	<p>I hereby inform you of my STRONG OBJECTION to allow development on the land noted on your Policy Map 43.</p> <p>Ref 541 Ref 542 Ref 548 Ref 128 Ref 504</p> <p>This land forms the reason why I , along with the majority of my neighbors purchased our homes. As freehold property owners we each have a shareholding in the company owning the land and do not wish for this , OUR land to be built on.</p> <p>We also find it unbelievable that the Council wishes to have a legal battle against 800 of its residents who not just own the land but are determined that the land keeps its 'Metropolitan Open Land ' protected status.</p> <p>The idea of building on these main green spaces when the existing houses were built with minimal sized gardens is disastrous , such development would obviously not just spoil the look and value of the area but would damage the health of the residents.</p> <p>This is the land where the residents catch the summer sun , go for walks , jog , children play , and has the most amazing natural wildlife that we all enjoy ...</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
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1683/01/006/DM43.4/O Balvir & Shobhna Patel	Object	DM43.4 548	<p>I as resident of Shirley Oaks Village am against any change of our Metropolitan Land ( with protection to being built on ) being allowed as acceptable for development. I have been living in the Village for almost 30 years and paying for this land to be maintained as grass areas. We own the land as shareholder in our management company ( Once designated as Amenity Open Land and transference to our Management company.) I strongly oppose any moves to develop on these grass areas.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
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1684/02/006/DM43.4/O Colin Ward

Object

DM43.4  
548

I am writing to express my objection to the planning proposals in the Shirley Oaks area. The land has been set aside for our use as we have very undersized gardens on the estate and we have also paid to keep those areas in a well maintained condition.

The road around Shirley Oaks only has 2 exits as well, so would make it very congested as there are only 2 options for traffic to leave and enter and there are already a lot of problems at the Wickham Road end as people drive in and out.

I object to the following Ref Numbers :

Ref 541  
Ref 542  
Ref 548  
Ref 128  
Ref 504

Change

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

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1684/01/006/DM43.4/O Colin Ward

Object

DM43.4  
548

I am writing to express my objection to the planning proposals in the Shirley Oaks area. The land has been set aside for our use as we have very undersized gardens on the estate and we have also paid to keep those areas in a well maintained condition.

The road around Shirley Oaks only has 2 exits as well, so would make it very congested as there are only 2 options for traffic to leave and enter and there are already a lot of problems at the Wickham Road end as people drive in and out.

I object to the following Ref Numbers :

Ref 541  
Ref 542  
Ref 548  
Ref 128  
Ref 504

I would appreciate any information you could send me in relation to upcoming meeting's about the proposals.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

1690/01/006/DM43.4/O	Mrs Christine Clark	Object	DM43.4 548	<p>I am writing to strongly object to the development of land on Shirley Oakes Village.</p> <p>The land was shared between residents and in 1985 designated by Croydon Council as "Amenity Open Land" because of our undersized gardens. The land was transferred to the Management Company, with each property owner as a shareholder in that company. I intend to fight for the use of this land.</p> <p>My front garden is approximately 6' x 4' and the lawn in my back garden is only 6' x 5'. Both my parents and I use the land for exercising dogs as the gardens are so small. This whole thing has come as a huge shock to all of us.</p> <p>With regard to the traveller site. Travellers move around the countryside so why put a traveller site in such a residential area.</p> <p>I appreciate the Borough needs affordable homes but the land on the estate is so restricted in size and the in and out roads to the estate are already extremely dangerous owing to the bends in the road. Health and Safety issues need to be addressed.</p> <p>I strongly object to this development and will explore every possible way to restrict the development of these homes.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
1691/01/005/DM43.4/O	Daniela Reynolds	Object	DM43.4 548	<p>I wish to object the following planned proposals; ref:541, ref:542, ref:548, ref:128 and ref:504</p> <p>These planned proposals will not fit within the current aesthetics of the estate so please accept this email as an objection to the proposal.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>

Re your development plans  
541,542,548,128 and 504.  
Consultation.

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

I am writing in response to your notices for development of the greenfield sites on the Shirley Oaks Village estate, changing the status of this land to allow development of around 700 new homes.

When I bought my house here 18 years ago, it was on the understanding that this had been designated by Croydon Council as metropolitan amenity open land, an attractive feature of the original development, important not least due to the relatively small gardens of some properties, a mixture of unit sizes in an harmonious design. Thus there is a mixture of family unit sizes and age groups at home here. For many years, I and my fellow-resident members of the Shirley Oaks Management Ltd company have contributed regularly to First Port Property Services and their predecessors under our common upkeep obligation, including provision of boundary posts at various points of these areas to ensure that visiting Travellers could not reoccupy them.

As I understand your plans, you now wish to "designate" this as non-metropolitan land, on which purchasers could build however suits their purposes. This does of course risk a complete change in the nature of our Village. I cannot pretend to understand how you can effectively cut a swathe through all of this, even if you do consider it justified. Some residents might I imagine now be considering the impact on their original investment and individual legal aspects. Against these general considerations, I would like to highlight some specific and practical concerns at the outset.

**ROAD SAFETY**

The perimeter road via Primrose Lane and Shirley Oaks Road is arguably no longer fit for purpose, increased car ownership and parking, fast through traffic including commercial and public transport all contributing. Buses on the 367 route for example frequently mount pavements to pass each other. There have been accidents, some serious, even fatal and involving elderly pedestrian residents. The road surface is nowadays subject to excessive heavy usage. Clearly, 700 new homes will surely accentuate these problems and dangers.

**ENVIRONMENT**

Your plans will effectively remove an important green-field area and with it much unique wildlife. Residents will lose many of the valuable areas for walking, exercise and fresh-air, as will visitors. Any balanced village appearance and community feel to the estate will be consumed by so many new properties of different designs.

In summary many will surely feel betrayed by a Council which proposes removing green-fields against all promises. Some might also suspect that, whatever the social arguments, their interests are being sacrificed against political and ultimately commercial imperatives.

1713/02/006/DM43.4/O	Alison Connor	Object	Soundness - Justified	DM43.4 548	<p>Once the area surrounding Shirley Oaks Village is re-designated the Council plans to build 751 homes on 5 separate sites.</p> <p>Supposing the average house is for 4 people, 3000 people in total will move to the area. The housing will attract families - potentially half being children. The Council mention no where in their 700 page document about the building of new schools (primary and secondary) nor the building of doctor surgeries, nor the expanding of the local shopping area let alone the already stretched local road infra structure. Our local area can't cope as it is - St John's primary school has applied for an extension to cope with the current demand on its places. During rush hour buses frequently don't stop at bus stops because they are full. Traffic is often diverted down our road, Shirley Church Road, if there is an accident on Wickham Road or Gravel Hill. The dual carriage way (Shirley Park) is crawling along during rush hour. The council are planning to add another 1000 plus cars to this equation. Shirley is often described according to estate agents as leafy, popular, excellent schools. Prices reflect this. Just walking around the area people look after their houses and take pride in living here. People pay more money to live in this area. By building 751 more homes the character of the area will change completely.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
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We are also writing to object to Croydon Council's plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village, changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan:

Your draft Local Plan identifies five sites:

1. the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, reference number 128);
2. Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, reference number 504);
3. land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, reference number 541);
4. land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 542);
5. land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 548).

Change

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

1782/01/007/DM43.4/O	Angus & Olivia Bloom	Object	Soundness - Effective	DM43.4 548	<p>As a resident of Shirley Oaks I am writing to object the proposals for housing development on the estate and surroundings. Having lived in Shirley all of my life I would be deeply disappointed to see it change unrecognisably. I envisage the property on Shirley Oaks Road will either be demolished or surrounded by high density housing. Either eventuality will be highly detrimental.</p> <p>I have viewed the Detail Policies and Proposals on Croydon Councils website and object the following plans, references -  Ref 128  Ref 504  Ref 541  Ref 542  Ref 548  Ref 938  Ref 502  Ref 661</p>	Object to Site 548	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
1827/01/006/DM43.4/O	Jane & Paul Riley	Object	Soundness - Justified	DM43.4 548	<p>Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.</p>	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

Object Soundness - DM43.4  
Justified 548

I am writing to object to:

Change

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

1.THE DE-DESIGNATION of the following five pieces of land as Metropolitan Open Land around Shirley Oaks Village and their proposed use as housing:

Land to the rear of 5-13 Honeysuckle Gardens reference number 548.

There is only one narrow very winding road which runs through the village and this could not cope safely with any additional traffic. It is single file around bends as it is and the local road infrastructure would be over-burdened.

These open spaces are collectively designated as Metropolitan Open Land and it would be unacceptable to lose a link to this chain.

Additionally, this area is a flood plain and there is a sink pond to the rear of Honeysuckle Gardens. There would be a detrimental effect and potential flooding of existing and planned properties.

Three of these sites are owned by the residents of Shirley Oaks Village through the Shirley Oaks Management Company in which every freeholder has a share. The three land sites in question are:

- 1.Land to the east of Shirley Oaks Road reference number 541
  - 2.Land to the west of Shirley Oaks Road reference number 542
  - 3.Land to the rear of 5-13 Honeysuckle Gardens reference number 548
-

I am writing to voice my full-throated objections to the above proposals because of the irreparable damage it would do to the character of one of the leafier, more pleasant, parts of the borough. The council seeks de-designation of Metropolitan open land that, as a homeowner in Shirley Oaks Village, I own a share of, and it is protected by covenant. Such thoughtless destruction of our precious little green space (we were granted this Amenity Open Land in 1985 by the council due to our under-sized gardens) is obnoxious, ill-conceived and damaging to the value of our properties, as planning blight could linger for a decade. Myriad other neglected parts of the borough are far more appropriate for such massive development and would not stir up so much ire from the current residents, nor would they require the politically-expedient moving of goalposts regarding land use. Our village simply does not currently have the infrastructure nor the capacity to expand in order to cope with these proposals. There is barely enough parking space available in the village at present, so quite where up to 683 other families will park and seek recreation, I do not know. Quite how all the construction vehicles involved in such huge building works would access the proposed sites without further detriment to the quality of life of the residents is another issue I raise. We are served by one bus route that can only use small, single decker buses. The roads are too narrow for larger vehicles. How would this be overcome? Additionally, the fact that the council would seek to house the travelling community so close to the town centre, on land where in 2012 a group of them set up an illegal encampment and defecated in our woodland, beggars belief. If the council has an inexplicable legal obligation to designate land to travellers, then expand capacity at their existing sites in Beddington Lane and Featherbed Lane rather than dispersing them further across the borough into otherwise salubrious areas. I do hope that common sense prevails and that all five of the above proposals are quickly abandoned. I chose to live in this area precisely because it is not blighted by these hideous developments. I am sure that many other residents echo my sentiments.

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

also object to the following specific proposals for the building of new homes on this site, as detailed in Changes to the Policies Map arising from Proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan, Detailed Policies & Proposals:

Policy DM43, reference Site 128 to build new homes at Poppy Lane

Policy DM43, reference Site 504 to build new homes at Stroud Green Pumping Station (including the conversion of the pumping station which is a locally-listed building)

Policy DM43, reference Site 541 & 542 to build new homes on land to the East & West of Shirley Oaks Road

Policy DM43, reference Site 548 to build new homes on land to the rear of Honeysuckle Gardens

Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over-subscribed as well as the already-stretched social and healthcare facilities would be overloaded.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations.
4. I recommend that consultation documents of such importance are given much wider publicity.

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

1872/01/005/DM43.4/O	Mr C Johnson	Object	DM43.4 548	<p>This land is owned by Shirley Oaks Management limited (SOML). This is the management company for the estate whose shareholders are the home owning residents. SOML owns and manages the open spaces on behalf of and for the benefit of the residents for whom the land is 'amenity open land', ie communal, recreational space. The land was transferred to SOML's ownership in 1985 whilst the estate was under development. I believe that the developer had infringed planning regulations by reducing the sizes of the gardens included with the dwellings that it was building in order to increase the density of the housing beyond that which had been agreed with the local planning authority. The open land, which is currently being scrutinised as part of the Council's policy proposals review, was effectively, a penalty levied on the developer whereby an amount of green space was given over to SOML to own and manage as redress and compensation to the residents for skimping on the sizes of individual gardens. I am assured by a Director of SOML that the company has documentary proof of all of the above points. The residents pay a service charge that, inter alia, covers the cost of managing and maintaining these open spaces. SOML is bound by its covenants with the residents that this land shall be managed and maintained as communal open areas for the collective enjoyment and benefit of residents as long as the estate should be in existence. Thus, there is no scope on SOML's part for participating in any effort to develop these spaces and any attempt to develop them undermines the importance of those spaces in providing amenity open land, as previously ordered by the local Council.</p>	<p>the land is owned entirely on behalf of the resident shareholders by a resident run management company (SOML) which is bound to preserve that space and which also has a specific object in its Memorandum of Association requiring it to resist any attempt to enforce regulations or plans which impact negatively on the estate. Regardless of its covenants in this regard, I am told that SOML has no wish to develop or to allow the development of, the land in question.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
1883/02/006/DM43.4/O	David Hurst	Object	DM43.4 548	<p>I object to the use of the site for housing.</p>		Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>

1904/01/005/DM43.4/O	Emma Smith	Object		DM43.4 548	I am writing to object to the use of the following five sites for housing . Land at poppy lane reference number 128 . Stroud green pumping station, 140 primrose lane reference number 504 . Land to the west of shirley oaks road and to the rear of beech house and ash house reference number 542 . Land to the rear of 5-13 Honeysuckle gardens reference number 548 If the council will not keep them as metropolitan open land these five site should at least be designated as local green spaces		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
1913/01/006/DM43.4/O	Andrea Swaby	Object		DM43.4 548	I hereby would like to register my serious OBJECTION to the councils proposal to build 750 new homes in Shirley OAK road and 35 new homes on shrub lands estate to create gypsy traveller sites. As I live on Devonshire I also have serious object to allow 4 storeys in this area		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
1918/01/006/DM43.4/O	Mr Gareth Champion	Object	Soundness - Justified	DM43.4 548	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
1923/01/004/DM43.4/O	Jane Anson	Object		DM43.4 548	I have just read a letter from Mick Hewish, Resident Director of Shirley Oaks Management Ltd and I would like to object to the proposals for developing areas around Shirley Oaks.  These are as follows: Ref: 541 Shirley Oaks Road East side Ref: 542 Shirley Oaks Road West side Ref: 548 Land rear od Honeysuckle Gardens Ref: 128 Poppy Lane Ref: 504 Water Board HQ Primrose Lane  The high density of new homes would put considerable strain on the environment, including overcrowding, drainage, traffic and parking.	Objection to the allocation of Site 548 Land rear of Honeysuckle Gardens for proposed development as the high density of new homes would put considerable strain on the environment, including overcrowding, drainage, traffic and parking.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

1924/01/006/DM43.4/O	Pamela Lees	Object		DM43.4 548	<p>I strongly object to many of the proposed developments within the Shirley area. I believe that allowing low rise developments around Shirley library will alter the balance of properties in that area, which are mainly detached and semi detached. People have moved to this 'sought after area' precisely because of its current character. I also object to the intensive developments proposed on the Metropolitan open land around Shirley Oaks. We need open land to reduce carbon emissions, for wildlife and for our own well being. Both of the above developments would put a huge strain on the services in the area, schools, doctors, busses and the already congested road system. I urge you not to progress with these proposals.</p> <p>I also think that the two proposed travellers site in Shirley are inappropriate as they would be on Green Belt land, which is against your own policy and would be a blight on one of the few areas that are beautiful and wildlife friendly within Croydon.</p> <p>I am always defending Croydon to those that mock it, saying that we have some lovely open spaces in which to walk and enjoy the diversity of nature. They only see the high rise blocks and litter. If these proposals go ahead, Croydon will have nothing left to commend itself.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
1926/01/044/DM43.4/O	Councillor Luke Clancy	Object	Soundness - Justified	DM43.4 548	<p>Site 548, Land to the rear of 5-13 Honeysuckle Gardens, is identified as suitable for 59-125 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Tower View, Edgewood View and Primrose Lane.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
1942/01/007/DM43.4/O	Margaret West	Object		DM43.4 548	<p>Object to the dedesignation of Metropolitan Land and proposed use for housing at sites 128 504 502 541 542 and 548. if development is allowed it will impact on the sense of community and have an adverse impact of trees and could be subject to flooding. It would also impact on access arrangements and the wildlife</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

1954/05/001/DM43.4/O	John Coppard	Object	Soundness - Justified	DM43.4 548	This land was designated by Croydon Council in 1985 as "Amenity Open Land" because of our under-sized gardens & transferred to a Management Company, with each property owner as a shareholder in that company.	If the council will not keep it as Metropolitan Open Land it should at least be designated as Local Green Space.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
1993/01/005/DM43.4/O	Graham & Kate Marsden	Object		DM43.4 548	Shocked at the scale of proposals for Shirley and will fundamentally change the nature of the area. Front gardens are an assets to the local street scene. The proposals for focussed intensification associated with gradual change of an areas local character under Policy DM31.4 put this stability at risk, and may have an impact on the services we all need from the Council.  Object to the de-designation of MOL - at a minimum it should be designated as local green space. We object to this site being used for residential use as it would change the character of the area, overload the already difficult local road structure. It would damage the vital green corridor between Shirley Oaks and the surrounding areas and reduce the habitat for wildlife.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2022/01/009/DM43.4/O	Joe Rowe <i>Shirley Hills Residents Association</i>	Object		DM43.4 548	This land is designated as Metropolitan Open Land and there is no justification for re-designation. An increase of up to 741 homes on this land would put local services including schools, transport and already crowded roads under further pressure.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2035/01/005/DM43.4/O	Mrs Lorraine Cox	Object		DM43.4 548	I have just received a letter about proposals to Shirley Oaks Village open land being built upon. We have lived here happily for 13 years. We want to say we don't want houses or a gypsy site down the road. I will be writing to my local MP Gavin Barwell to defend out way of life in Shirley Oaks village. Leave our open / green spaces alone.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

2056/01/028/DM43.4/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment		DM43.4 548	Site 548, Land to the rear of 5-13 Honeysuckle Gardens, is identified as suitable for 59-125 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Tower View, Edgewood View and Primrose Lane;	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2062/01/044/DM43.4/O	Councillor Jason Perry <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 548	Site 548, Land to the rear of 5-13 Honeysuckle Gardens, is identified as suitable for 59-125 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Tower View, Edgewood View and Primrose Lane.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2067/02/007/DM43.4/O	Stephen Baker	Object		DM43.4 548	I also object to the development on Shirley oaks, as a resident who used to live there on Shirley oaks, any more development on this land would over burden what is already a road system that can not cope with the buses and tight turns that have been made on the estate, it's would also ruin the feel of Shirley.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2071/01/044/DM43.4/O	Councillor Mario Creatura <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 548	Site 548, Land to the rear of 5-13 Honeysuckle Gardens, is identified as suitable for 59-125 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Tower View, Edgewood View and Primrose Lane.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2081/02/004/DM43.4/O	Stuart & Monique Woodrow	Object		DM43.4 548	We do accept that Croydon does need to provide new housing but this has to be on appropriate sites, i.e. previously developed land and not greenfield/metropolitan open land. We are firmly against this idea as it would set a precedent for inappropriate development/piecemeal development.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

2081/01/006/DM43.4/C	Stuart & Monique Woodrow		DM43.4 548	Development at this site would be detrimental to the openness, character, visual amenity and setting of Metropolitan Open Land. It would affect the residential amenity and result in the loss of trees and vegetation to the detriment of the surrounding area		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2096/01/007/DM43.4/O	Alfred Lancaster	Object	DM43.4 548	I and many residents in Shirley object to the following. 700 new homes to be built in Shirley oaks village with no provision for extra facilities like schools, doctors etc		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2128/02/005/DM43.4/O	Cllr Steve O'Connell AM	Object	DM43.4 548	I object to the de-designation of Metropolitan Open Land for the purpose of house building. My objection references MOL bearing the same protection from development as the Green Belt. If the Council will not agree to maintain the MOL status, designation as Local Green Space would lessen the negative impact on the local environment. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Tower View, Edgewood View and Primrose Lane.	The site should be at least designated as Local Green Space.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2131/01/005/DM43.4/O	Ronald H. Street	Object	DM43.4 548	The planning permissions proposals below I object to ref 548- If the Council will not keep the land as MOL it should at least be designated as Local Green Spaces. I am particularly concerned about the effect of local roads that the suggested development will have as, when Heron Homes built the original development some years ago they were prevented by the local council from building the number of houses now proposed because of inadequate access roads onto the estate. Under present conditions the A232 Wickham Road is particularly subject to traffic delays especially in term time. Your proposed developments would also have a detrimental effect on our already crowded local schools and doctor's surgeries.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

2135/05/002/DM43.4/O	Mrs Susan Lockyer	Object	DM43.4 548	<p>It is unrealistic to develop this land which is at the far end of the estate due to poor accessibility. The land is privately owned. Residents purchased their property in the knowledge that the land is privately owned and designated such that it cannot be built on. The local management company has worked hard to maintain the green area and retain areas suitable for wildlife. The road is already congested with private cars making the bus route difficult. I do not consider it deliverable therefore it will not meet the present needs, let alone future needs. It is unrealistic to expect the land to sustain a limitless growth in population on relatively small patches. Transport will reach gridlock, the more land that is covered over limits drainage. More pipes will be channelled underground to bring in services and take away waste.</p> <p>Changes to due to global warming etc will be exacerbated if the population continues to converge on small land masses rather than spreading over the planet. In addition to the physical problems we would be creating, social problems will occur with people living in closer proximity in congested space.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2145/02/006/DM43.4/O	Paul Vernon & Natalie Payne	Object	DM43.4 548	<p>I am writing to object to: The de-designation of the five pieces of land as metropolitan open land and their proposed use of housing land at poppy lane reference number 128. I feel that building more houses on the green land would totally destroy the wildlife in the area and would ruin an area of beauty, and that the one road into the village wouldn't be able able to cope with more traffic as its already busy.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2147/01/005/DM43.4/O	Patrick Thomas	Object	DM43.4 548	<p>I am writing at this time to record my objections on the following basis - the use o this site , 548, for housing</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

2185/01/005/DM43.4/O	Jonathan E Miller	Object	DM43.4 548	<p>I object to ref 548-I am writing to you with regard to the recent changes in Planning policies by Croydon Council and their impact on the designation of grass areas in Shirley Oaks Village. These areas weere formerly designated as Metropolitan Open Land and had protection form being built on .</p> <p>However my understanding is that these areas may now be changed to no Metropolitan Land thus allowing their use for future housing developments. As a resident of Shirley I would like to point out that our land was designated as 'Amenity Open Land ' in 1985 by Croydon Council because of our undersized gardens and transferred to a Management Company, with each property owner as a shareholder of the Company. Whilst I fully accept the need for new housing in Croydon, in particular affordable housing for first time owners, it is clear the sheer scale of the proposed development and the resultant destruction of a precious greenfield site in Shirley Oaks Village that I object to. I would have no issue with a much smaller scale development of the village, as part of an overall plan for Croydon where new housing was primarily targetted toward development of brownfield sites under the council's jurisdiction. I urge you to consideration of my suggestions in the weeks ahead and look forward to receiving feedback in due course.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2195/01/005/DM43.4/O	Mrs Jane Smith	Object	DM43.4 548	<p>object to development on these sites as they are MOL and amenity land used by surrounding residents. This would be detrimental to the area as the existing houses on the Estate have undersized gardens and would be obtrusive and lead to increase in traffic and access problems and noise issues</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2301/01/006/DM43.4/O	Breda Mohan	Object	DM43.4 548	<p>I object to the use of the Land to the rear of 5-13 Honeysuckle Gardens reference number 548 for housing:</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

2302/01/006/DM43.4/O	Brenda Stratford	Object		DM43.4 548	The use of the following 5 sites for housing; ref no. 128, 504, 541, 542, 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as local green spaces		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2361/01/004/DM43.4/O	Alan Chitty	Object	Soundness - Justified	DM43.4 548	My objections are based on the fact that the proposals are not in the best interests of the electorate of the borough and that the proposals will only be harmful to the environment offering no benefits to the community. Building on the Green Belt is not the best option.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2371/01/006/DM43.4/O	Christopher Palmer	Object		DM43.4 548	I object to the use of the Land to the rear of 5-13 Honeysuckle Gardens reference number 548 for housing:  If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.  Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.  I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2429/02/014/DM43.4/O	Mr & Mrs E Abdul-Nabi	Object	Soundness - Justified	DM43.4 548	Object to the use of this site for housing.	If the Council will not keep it as Metropolitan Open Land it should be at least designated as Local Green Space.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

2448/01/044/DM43.4/O	Andy Stranack Croydon Council	Object	Soundness - Justified	DM43.4 548	Site 548, Land to the rear of 5-13 Honeysuckle Gardens, is identified as suitable for 59-125 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Tower View, Edgewood View and Primrose Lane.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2450/02/006/DM43.4/O	Mr & Mrs Jeffrey	Object		DM43.4 548	I will be objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2450/01/003/DM43.4/O	Mr & Mrs Jeffrey	Object		DM43.4 548	I thoroughly object to these proposals, the traffic has built up over time and I wouldn't even want to begin to imagine what Shirley Oakd would be like if another 600+ homes where to be built, that would be practically doubling the size of Shirley Oaks as it is at present.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

We strongly object to Croydon Council's local planning proposals and plans for development to the site being used for residential development.

We strongly object to the de-designation of the Metropolitan Open Land around Shirley Oaks Village. No more housing should be built on MO land and it is inappropriate for development since it would overstretch the local road infrastructure with the additional traffic. The road in and out of Shirley Oaks Village is very narrow and there is hardly enough room for the bus to get by. The increased volume of traffic and parked vehicles would be unmanageable bringing traffic in all directions to a complete standstill. We believe the council needs to rethink its proposals for the sites, but would hope that in any event, an overwhelming majority of homeowners living in the village will reject the council's proposals. Not only would the area be an eyesore, but the proposal to build a whopping 700 new homes is unrealistic as the open green spaces are very small. You would also be destroying the wildlife by cutting down our precious trees and removing the open green spaces. It was agreed, and we believe documented, that after the build of phase 5 on Shirley Oaks Village that no more houses would be built, and this was a deciding factor when individuals bought their properties on Shirley Oaks Village. If over 700 new homes are built, it would no longer be a village but instead an ugly built up housing estate, changing the character of the landscape completely. From our perspective, if the proposals were approved, we would have no choice but to move away from the area. It would be too upsetting to see our open green spaces developed to excess with over 700 new homes. I have no doubt that developing the land would also devalue the property prices in the future.

We find the council's proposals ludicrous and unreasonable. It is imperative that we protect the precious remaining green spaces around Shirley Oaks Village. On that basis, we vigorously object to the council's proposal to develop the land.

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

2539/01/004/DM43.4/O	Lydia Benady	Object		DM43.4 548	We strongly object to the changes to designations of our grass areas. As a resident and shareholder I point out that our land was designated by Croydon Council in 1985 as Amenity Open Lan because of our under-sized gardens. This land is for our use. Not only would building be detrimental to our health and well being but also to the varied and protected wildlife that we have. There are plenty of rundown places in Croydon which should be regenerated and can be built on without impinging into our green spaces.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2540/01/005/DM43.4/O	Mrs Sandra Cooper	Object	Soundness - Justified	DM43.4 548	I object to the designation of Metropolitan Open Land around Shirley Oaks enabling parts of this land to be used for housing and in particular site 548, with which I have an adjoining boundary. Should the Council not keep this land as Metropolitan Open Land these spaces should at the least be designated as Local Green Space.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2541/01/006/DM43.4/O	Ms Susanne Million	Object		DM43.4 548	I object to the use of the site for housing.  If the Council will not keep this site as MOL, it should at least be designated as Local Green Spaces.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2544/01/006/DM43.4/O	Sara Palmer	Object		DM43.4 548	I object to the use of the Land to the rear of 5-13 Honeysuckle Gardens reference number 548 for housing:  If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.  Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.  I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

2558/01/006/DM43.4/O	Miss Margaret A Williams	Object	DM43.4 548	I wish to register my objection to the proposed plans for the housing development on the green areas around the Shirley Oaks Estate.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2560/01/003/DM43.4/O	M.K White	Object	DM43.4 548	I strongly object to your proposed development plans for this site.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2564/01/008/DM43.4/O	Mrs Shirley M Kell	Object	DM43.4 548	Our LocalGreen Belt should remain as such and not dedesignated as Metropolitan Open Land which then could be used for new housing.Istrongly object to this proposal. Plans for residential development:- Ref.No.128- the land at Poppy Lane is identified as suitable for 51-107 homes. Ref.No.504-Stroud Green Pumping Station,140 Primrose Lane including the conversion of the locally-listed pumping station,is identified as suitable for 26-68 homes. Ref.No.541- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for SD-215 homes. Ref No.542 -land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes. Ref.No.548 -land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes. Development on any of these sites would change the whole character of the area, and surely add to the congestion of localroads,which would increase the risk of accidents	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

2565/01/007/DM43.4/O	Ms Karen Fletcher	Object	DM43.4 548	We wish to register our objection to the proposals to change the policy map 43 in relation to Metropolitan Open Land at Shirley Oaks Village. Like many residents we purchased our home on the understanding that the MOL was owned by the residents themselves and would not be developed. It was a strong factor in our decision to purchase our house. The land itself was transferred to the management company by a transfer dating 30 July 1991 made between Heron Homes Limited and Shirley Oaks Management Limited. The third schedule to this transfer contains restrictive covenants and I have attached the relevant clauses. These clauses state that the land is to be used as open space so I do not understand how you can ignore this and grant planning permission to build houses. We understand the need for more housing but feel that this is not the way forward. It would be far better to look at the buildings/land owned by the London Borough of Croydon first to see which could be used as residential properties. The old Ashburton Library in Ashburton Park is such a building that could be redeveloped and used for housing and I am sure there are many more.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2566/01/006/DM43.4/O	Mrs S White	Object	DM43.4 548	I object to the use of the Land to the rear of 5-13 Honeysuckle Gardens reference number 548 for housing:	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

2569/01/006/DM43.4/O	Mr John Booroff	Object	Soundness - Justified	DM43.4 548	<p>Please note that I wish to object to the proposals set out in reference numbers 504, 541, 542, 548 and 128, for the following reasons</p> <ul style="list-style-type: none"> <li>• There has been insufficient notice of the consultation period, and the proposals are not clearly set out as pertaining to Shirley Oaks Village.</li> <li>• This land is designated as Metropolitan Open Land, and I do not agree that it does not meet the criteria, as it does contribute to the physical structure of London, and there currently are open-air facilities, which serve significant parts of London.</li> <li>• Increasing the housing density in this development will have a detrimental effect on the overall environment, and will decrease the value of these homes, as the development contains smaller gardens than those originally planned, and the surrounding green spaces were left vacant to compensate for the lack of adequate open space.</li> <li>• Any change in the restrictions will adversely affect the accessibility to nature and wildlife of the area, which contains features of metropolitan importance.</li> <li>• There is inadequate infrastructure in the locality to accommodate such an increase in population</li> <li>• There has not been a true 'fit for purpose' investigation of the 'brownfield sites', which already exist in the borough, or of other open land which could be used without.</li> </ul> <p>In view of the above please register my objection to all five proposals, and please acknowledge receipt of this email.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
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2569/02/003/DM43.4/O	Mr John Booroff	Object	Soundness - Justified	DM43.4 548	<p>Land at Poppy Lane and Primrose Lane, Shirley Oaks Village. Residential development.</p> <p>Can you please inform me why?</p> <ul style="list-style-type: none"> <li>•All three consultation documents have only appeared in the last few days, yet the consultation meetings are for 25th and 28th of November? This is surely insufficient notice</li> <li>•I have tried to view the proposals on your website without success. Why would this be?</li> </ul> <p>In view of the insufficient notice and lack of both digital as well as hard information, please register this email as an objection.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
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2572/01/003/DM43.4/O	Mr Keith Simmonds	Object	Soundness - Justified DM43.4 548	As a resident I would like to object to you proposals to build homes on the existing amenity land on Shirley Oaks due to the fact that the infrastructure could not cope and these area's are of natural beauty and full of wildlife, this is a sanctuary that must not be removed	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2573/01/006/DM43.4/O	Mr Keith Harris	Object	DM43.4 548	Development Reference Numbers 541,542,548,128,504  This we cause dangerous increase traffic through Shirley Oaks Road & Primrose Lane, and also increase parking by the Synagogue which is bad at the best of times	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2574/01/003/DM43.4/O	Mr Lewis Reynolds	Object	DM43.4 548	I wish to object to planned proposals; ref:548.  These planned proposals will not fit within the current aesthetics of the estate so please accept this email as an objection to the proposal.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2578/01/004/DM43.4/O	Mr Tau Wey	Object	DM43.4 548	I am concerned about this proposal. When I bought my house in Angelica Gardens, Shirley Oaks Village, it was my understanding that I would also become a communal owner of the surrounding Amenity Open Land. This was guaranteed by each freeholder in Shirley Oaks owning a share of the Shirley Oaks Management Limited, which in turn owns and manages the Amenity Open Land.  Like many residents, I purchased my house partly due to the pleasant areas of green space available in my surroundings. I also think that the character of the current surrounding gives each property the value that it currently has.  I would also object to attempts by Croydon Council or other agencies to attempt to purchase the land from Shirley Oaks Management Limited in the future.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

2580/01/008/DM43.4/O	Mr Steven Hunt	Object	DM43.4	I am emailing to outline my objections to the planning notices in relation to the above reference numbers which concern land near to Shirley Oaks Road, Honeysuckle Gardens, Poppy Lane and Primrose Lane.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
			548	<p>I object to these proposed developments for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The move to unravel the protection of Metropolitan open land from significant housing developments is a disappointing and avoidable move by Croydon Council. This sets an unnecessary precedent. This land should be protected by its designation and the council has sufficient options elsewhere in the borough on land that has no such designation.</li> <li>2. Much of the land concerned was designated by Croydon Council in 1985 as "Amenity Open Land" because of the under-sized gardens of many of the Shirley Oaks property. I live with a young family on Shirley Oaks with a very small garden and object to the loss of this open land which is regularly used by young families and residents of the area who do not have large gardens or any gardens at all in some instances.</li> <li>3. Such proposals will unduly change the character and desirability of the local area which is defined by its open space. Shirley Oaks remains one of the few genuine peaceful residential areas within the borough and such thoughtless development will threaten this.</li> <li>4. The roads leading to Shirley Oaks are roads not given to significant volumes of traffic. Increasing the density of the population within the immediate area as substantially as you are proposing creates challenges for traffic and parking. The scale of the developments will exponentially increase the volume of traffic and create challenges for parking.</li> </ol>		
2581/01/003/DM43.4/O	Eli Simmonds	Object	DM43.4	As a resident I would like to object to you proposals to build homes on the existing amenity land on Shirley Oaks due to the fact that the infrastructure could not cope and these area's are of natural beauty and full of wildlife, this is a sanctuary that must not be removed	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
			548			

2582/01/010/DM43.4/O	Ms Ellie London	Object	DM43.4 548	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2583/01/002/DM43.4/O	Sue Ridenton	Object	DM43.4 548	<p>I would like to raise my objection to the proposed land changes for the Ref. 548 - Land to rear of Honeysuckle Gardens - up to 125 new homes</p> <p>The land we are talking about above was designated by Croydon council in 1985 as Amenity Open Land, because of our under-sized gardens and transferred to the Management Company - with each property owner as a shareholder in that company.</p> <p>No one in the village will want any more homes built the open space keeps the village unique and a nice place to live Any more homes will not enhance the village at all and of course will lower our house prices and a GYPSY site what on earth are the council thinking !!</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2585/01/008/DM43.4/O	Ms Rachel James	Object	DM43.4 548	<p>I object to the following proposal for shirley oaks village. Ref: 541, Ref: 542, Ref: 548, Ref: 128, Ref: 504</p> <p>I love my home currently on shirley oaks our gardens are considerably in the small side and I daily take walks on to the land with have with my 2 children and husband.</p> <p>I feel this would depreciate the area and I wouldn't be happy with any of the above plans.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

2599/01/006/DM43.4/O	Helen Armstrong	Object	DM43.4 548	I am writing to register my household's objection to the proposed developments in Shirley. The projected number of homes will impact dramatically not only on the existing residents and the open feel of the site, but essentially on the transport infrastructure. Wickham Road is a major route, prone to congestion at peak hours and any significant increase in road users will have a dramatic knock on effect not for residents and also for commuters in all directions. The Trinity roundabout is a major junction with many bus routes passing through, this would grind to even more of a halt. The potential number of proposed properties is unacceptably high.	Objection to development of Site 548	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2605/01/028/DM43.4/O	Ian Broyd	Object	DM43.4 548	If the Council will not keep them as Metropolitan Open Land, the five sites should at least be designated as Local Green Spaces and not used for housing.	The site should be Local Green Space.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2614/01/004/DM43.4/O	Nicola Hodgson <i>The Open Spaces Society</i>	Object	DM43.4 548	The Society objects to the proposals to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and on land surrounding Shirley Oaks Village, in particular the proposals on page 68. This land is currently protected from development similar to protection of green belt land.  The Society objects in principle to the decision of the council to de-designate land currently held as Metropolitan Open Land. Even if parts of the areas were designated as local green space, in accordance with the National Planning Policy Framework, there would still be a huge loss of open space.  If development were allowed in these areas it would be detrimental to the amenity value of the area for the benefit of the public.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

2618/01/008/DM43.4/O	Miss P Jones	Object		DM43.4 548	<p>Having lived in Shirley for over 50 years I strongly object to Croydon Council plans to de-designate the Metropolitan open land so that most of this land can be used for new housing. At the moment it has the same Protection as Green Belt.</p> <p>Firstly, this would entail the loss of a vital green corridor between Shirley Oaks and the surrounding area, changing the character of the area, more importantly the road infrastructure couldn't cope with the additional traffic. Try getting out to the Wickham Road from Orchard Avenue in rush hour.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2635/01/038/DM43.4/O	Paul Sandford <i>Bourne Society</i>	Object		DM43.4 548	<p>Land to the rear of 5-13 Honeysuckle Gardens, is identified as suitable for 59-125 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would totally change the character of the area and have a great impact on the local road infrastructure impacting Tower View, Edgewood View and Primrose Lane</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2657/01/028/DM43.4/O	Rebecca Pullinger <i>CPRE London</i>	Object	Soundness - Effective	DM43.4 548	<p>The more specific site allocations represent a large reduction in the amount of designated and non-designated open space. While we acknowledge the need to build new homes and associated infrastructure such as schools, Croydon's growing population also needs quality open spaces for all the human amenity and ecosystem services which they provide.</p> <p>We object to the proposed development on green spaces, which are currently designated, and should remain designated, as part of the Shirley Oaks MOL. As mentioned as part of our response to SP7, we feel that most of the site still warrants its MOL designation. We object to the following site allocations as they will fragment the green space impacting on residents' amenity and wildlife's use of the area (both current and potential).</p> <p>Contrary to the council's statement in the Draft Local Plan, this site meets criteria for MOL in terms of its ecological value including nature conservation and habitat interest, with its mature trees and biodiversity, and has potential to be enhanced as per the NPPF and London Plan for leisure and recreation activities site.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

2663/01/005/DM43.4/O	Mrs Y Sussey	Object	DM43.4 548	object to proposals at this site because of the increased risk of flooding and adverse impact on air quality. New Housing should be on brownfield sites	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2665/01/006/DM43.4/O	Ms S Mawaziny	Object	DM43.4 548	I object to the use of the Land to the rear of 5-13 Honeysuckle Gardens reference number 548 for housing:	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2682/01/008/DM43.4/O	Mr & Mrs Kellas	Object	DM43.4 548	I would say to the Council Croydon is full and kindly leave our precious Shirley open spaces and attractive streets alone, we don't need an odd assortment of blocks of flats amongst the semi-detached and small detached properties here, or in similar Croydon suburbs -it would be an architectural disaster along the lines of the 1950s concrete jungle development of the centre of Croydon. And we don't have the infrastructure to cope with more people, or the roads to cope with the traffic we already have.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2696/01/007/DM43.4/O	Mr Beresford Walker	Object	DM43.4 548	I object of Policy DM43, reference Site 548 to/build new homes on land to the rear of Honeysuckle Gardens	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2706/01/008/DM43.4/O	Mr & Mrs Panagakis	Object	DM43.4 548	Object to the use of land at land to the rear of 5-13 Honeysuckle Gardens (reference number 548) for housing	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

2720/01/003/DM43.4/O	Mr & Mrs C P Smith	Object		DM43.4 548	object to this site as this land was designated to residents of Shirley Oaks village as amenity open land in 1985 because of the undersized gardens and transferred to the management company. The Land should remain Green Belt	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2721/01/010/DM43.4/O	Mr A Zelisko	Object	Soundness - Justified	DM43.4 548	I object to the use of this site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2729/01/003/DM43.4/C	Mr G Simmonds			DM43.4 548	Object to site 548 as the site is undeliverable for the following:  lack of evidence to support de-designation as the report relies entirely on opinion uninformed by actual specifics of land use and forms an important of Shirleys green infrastructure  the land is used for recreation and its loss would be contrary to the Mayors Plan Policy 17.7 which highlights the positive aspects of MOL such as play areas for children and amenity areas for grandparents to play with their children, play areas for kids going home from school and also for others such as dogwalkers  the land should be retained as MOL as it meets the criteria set out by the London Plan	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

2736/01/008/DM43.4/O Mr & Mrs Hunt	Object	DM43.4 548	<p>I am writing to object to: The use of the following five sites for housing:</p> <ul style="list-style-type: none"> <li>•Land at Poppy Lane reference number 128</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane reference number 504</li> <li>•Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541</li> <li>•Land to the west of Shirley Oaks Road reference number 542</li> <li>•Land to the rear of 5-13 Honeysuckle Gardens reference number 548</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>People buy property on Shirley Oaks Village because of the green open spaces, the peace and tranquillity, the beautiful old Oak Trees. You cannot suddenly take that away these surroundings; people have spent hard earned money to live on this Village. Residents also pay for maintaining these green open spaces. The service road will not take any more traffic; two buses can hardly pass, and indeed were not supposed to drive round the estate together because of the small service road. There is a hospital and ambulance station on the estate, and any increase in traffic will interfere with their services.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
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2737/01/009/DM43.4/O C Banks	Object	DM43.4 548	<p>We are writing to object to the use of the following five sites for housing</p> <ul style="list-style-type: none"> <li>- Land at Poppy Lane, reference number 128</li> <li>- Stroud Green Pumping Station, 140 Primrose Lane, ref no. 504</li> <li>- Lane to the East of Shirley Oaks Road and to the rear of Beech House and ash House reference number 541.</li> <li>- Land to the west of Shirley Oaks Road, ref number 542.</li> <li>- Land to the rear of 5-13 Honeysuckle Gardens, ref number 548.</li> </ul> <p>If council will not keep them as metropolitan open land, these sites should at least be designated as green spaces.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
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2740/01/006/DM43.4/O	Mr Ian K White	Object		DM43.4 548	I object to the use of the Land to the rear of 5-13 Honeysuckle Gardens reference number 548 for housing:	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2742/01/009/DM43.4/C	Mr E Tilly			DM43.4 548	Object to this site as building on it would lead to a loss of greenspace between Shirley oaks and the surrounding area	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2745/01/008/DM43.4/O	Mrs Frances Pearce	Object	Soundness - Justified	DM43.4 548	I am writing regarding the Council's plans for a massive redevelopment in the Shirley Area. More houses mean more traffic on our already crowded roads. I no longer go into Croydon because of the journey times. How long would it be before the Council considered bringing in a congestion charge. When you build all these properties do you consider the local amenities and the effect that more people would have on these. Where are the school places for all of these children? Regarding doctors. Unless it is an emergency I have to wait at least a week for an appointment. This waiting time can only increase if there are more patients. Is it the Council's policy to build over green belt land to the detriment of locals? I sincerely hope not. I think you need to seriously reconsider these plans.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2758/01/010/DM43.4/O	Mr David Jenner	Object		DM43.4 548		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

2764/14/006/DM43.4/O Mr Derek Ritson  
Monks Orchard Residents Associa

Object Soundness - DM43.4  
Justified 548

These open spaces are collectively designated as Metropolitan Open Land. It would be disastrous to lose a link in this chain.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

THE SHIRLEY GREEN CHAIN  
The green open spaces of Shirley Oaks Village provide several links in the Shirley Green Chain. This chain starts at the South Norwood Country Park in the north and runs south through Ryland Fields, Long Lane Woods, Ashburton Playing Fields, the open spaces of Shirley Oaks Village, Trinity School playing fields, Shirley Park Golf Course and up to the Shirley Hills. From there the Green Chain continues through Heathfield, Bramley Bank Nature Reserve, Littleheath Woods and via Selsdon Park to Kings Wood at Hamsey Green. These open spaces are collectively designated as Metropolitan Open Land. It would be disastrous to lose a link in this chain.

Planning Policy Guidance Note 9  
This guidance stresses the importance of nature conservation, not only on nationally important sites, but also suggests that many urban sites for nature conservation have enhanced local importance as a consequence of the relative lack of wildlife sites in built up areas. Statutory and nonstatutory sites which provide wildlife corridors, links or stepping stones from one habitat site to another, all help to form a network necessary to endure the maintenance of the current range and diversity of our flora and fauna.

The Green Spaces in Shirley Oaks were designated as Metropolitan Open Land and today still meet the criteria for this protection. The sites (1) contain conservation and habitat interest of value at a metropolitan level and (2) forms part of the Shirley Green Chain. These are two of the criteria for Metropolitan Open Land. The Green Spaces in Shirley Oaks Village were designated as Metropolitan Open Land and today still meet the criteria for this protection.

The sites  
(1) contain conservation and habitat interest of value at a metropolitan level and  
(2) form part of the Shirley Green Chain. These are two of the criteria for Metropolitan Open Land.

These sites possibly have a section 52 agreement, and are part ownerships shared by each of the Shirley Oaks Village residents.

Re-designation of MOL falls foul of

the London Plan.

Existing dwellings to be retained or demolished? If retained the Site Area should be adjusted to take account of the existing dwellings: The Lodge, Beech House & Ash House? On the East site And the Synagogue and the two house (can't read their names) on the West side.

Infrastructure not specified to support development.

Schools are oversubscribed; GP Surgeries oversubscribed

Road system could not cope with the increase in traffic during peak travel times

Area has high water table and is subject to flooding.

London Plan

POLICY 7.17 METROPOLITAN OPEN LAND  
Strategic

A The Mayor strongly supports the current extent of Metropolitan Open Land (MOL), its extension in appropriate circumstances and its protection from development having an adverse impact on the openness of MOL.

Planning decisions

B The strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt.

Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL.

LDF preparation

C Any alterations to the boundary of MOL should be undertaken by Boroughs through the LDF process, in consultation with the Mayor and adjoining authorities.

D To designate land as MOL

boroughs need to establish that the land meets at least one of the following criteria:

- a) it contributes to the physical structure of London by being clearly distinguishable from the built up area
- b) it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
- c) it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan valued it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.

The London Plan 7.56  
The policy guidance of paragraphs 79-92 of the NPPF on Green Belts applies equally to Metropolitan Open Land (MOL). MOL has an important role to play as part of London's multifunctional green infrastructure and the Mayor is keen to see improvements in its overall quality and accessibility. Such improvements are likely to help human health, biodiversity and quality of life. Development that involves the loss of MOL in return for the creation of new open space elsewhere will not be considered appropriate. Appropriate development should be limited to small scale structures to support outdoor open space uses and minimise any adverse impact on the openness of MOL. Green chains are important to London's open space network, recreation and biodiversity. They consist of footpaths and the open spaces that they link, which are accessible to the public. The open spaces and links within a Green Chain should be designated as MOL due to their London-wide importance.

2775/01/044/DM43.4/O	Cllr Tim Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 548	Site 548, Land to the rear of 5-13 Honeysuckle Gardens, is identified as suitable for 59-125 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Tower View, Edgewood View and Primrose Lane.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2776/01/044/DM43.4/O	Cllr Helen Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 548	Site 548, Land to the rear of 5-13 Honeysuckle Gardens, is identified as suitable for 59-125 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Tower View, Edgewood View and Primrose Lane.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

2791/05/002/DM43.4/O	Peter Staveley	Object		DM43.4 548	2.1 Do you think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3? Whether yes or no please state your reasons... No, the land is current Green Belt or Metropolitan Open Land or otherwise designated green land and should not be built on. I disagree that it "does not contribute to the physical structure of London". Just because it has no facilities does not mean that it is not an asset to the life of London. Yes, it is deliverable but should not be delivered on that land. No, it is not sustainable because it removes the need for green space for future generations.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2812/01/044/DM43.4/O	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 548	Site 548, Land to the rear of 5-13 Honeysuckle Gardens, is identified as suitable for 59-125 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Tower View, Edgewood View and Primrose Lane.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2829/01/044/DM43.4/O	Cllr Margaret Mead <i>Croydon Council</i>	Object	Soundness - Justified	DM43.4 548	Site 548, Land to the rear of 5-13 Honeysuckle Gardens, is identified as suitable for 59-125 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Tower View, Edgewood View and Primrose Lane.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2841/01/031/DM43.4/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object		DM43.4 548	Site 548, Land to the rear of 5-13 Honeysuckle Gardens, is identified as suitable for 59-125 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Tower View, Edgewood View and Primrose Lane;	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

2842/01/044/DM43.4/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM43.4 548	Site 548, Land to the rear of 5-13 Honeysuckle Gardens, is identified as suitable for 59-125 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Tower View, Edgewood View and Primrose Lane.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2857/01/008/DM43.4/O	Philip Talmage	Object		DM43.4 548	Residential development on either side of Shirley Oaks Road and around Shirley Oaks Village (reference numbers 128, 504, 541, 542, 548 on Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals) This is Metropolitan Open Land which is accorded the same level of statutory protection as the Green Belt. Changing this designation in order to allow building amounts to an abuse of the planning process. The area is liable to localised flooding, which anyway makes it unsuitable for residential housing. There appears to be no provision for additional infrastructure which would support the building of up to 750 new homes. In particular, local roads are already inadequate; morning traffic queues are already common in this area, especially towards the town centre. The proposals cannot but fundamentally alter the character of this part of Shirley, again, for the worse	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2879/01/006/DM43.4/C	Mr Roy Saunders			DM43.4 548	object to the development at rear of 5-13 Honeysuckle Gardens as it is protected land as MOL	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

2904/05/001/DM43.4/O	Mrs C E Wilson	Object	DM43.4 548	The site is owned by Shirley Oaks Management Company. The site is currently designated MOL. There is a legal agreement which relates to the land and identifies an area of which the site is part. It requires that the site be transferred to a management company and beheld as amenity open space. The company is the successor in the title to the original developer. The Section 52 agreement prevents development of the site and therefore it is not deliverable. The MOL designation should remain. Should the decision to de-designate the site as MOL, it should be designated at local green space. Development of the site would not comply with the NPPF nor would it be sustainable development for the reasons set out above and those identified in respect to the objection to Policy SP7. The highway network is already at saturation point and in any event any proposed residential development would generate an unacceptable amount of traffic. The site has a high water table.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
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2905/05/001/DM43.4/O	Mr S F A Wilson	Object	DM43.4 548	The site is owned by Shirley Oaks Management Company. The site is currently designated MOL. There is a legal agreement which relates to the land and identifies an area of which the site is part. It requires that the site be transferred to a management company and beheld as amenity open space. The company is the successor in the title to the original developer. The Section 52 agreement prevents development of the site and therefore it is not deliverable. The MOL designation should remain. Should the decision to de-designate the site as MOL, it should be designated at local green space. Development of the site would not comply with the NPPF nor would it be sustainable development for the reasons set out above and those identified in respect to the objection to Policy SP7. The highway network is already at saturation point and in any event any proposed residential development would generate an unacceptable amount of traffic. The site has a high water table.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
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2910/02/006/DM43.4/O Ms Debbie Butler

Object Soundness - DM43.4  
Justified 548

I object to the use of the following five sites for housing:  
•Land at Poppy Lane reference number 128;  
•Stroud Green Pumping Station, 140 Primrose Lane reference number 504;  
•Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;  
•Land to the west of Shirley Oaks Road reference number 542; and  
•Land to the rear of 5-13 Honeysuckle Gardens reference number 548;  
If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

I write concerning Croydon Council's proposals contained in the consultation document of the Croydon Local Plan that includes the re-designation of Metropolitan Open Land in Shirley and specifically within the confines of Shirley Oaks. I consider these proposals and others listed above to be inappropriate as they would significantly change the character of the area in which I have lived all 61 years of my life and I wish to add my voice to those already expressing concerns and objections about these proposals.

I strongly object to the proposal to re-designate Metropolitan Open Land to facilitate the building of new homes on land in Shirley Oaks and the provision of temporary or permanent traveller/gypsy sites in areas that are acknowledged by the Council to be in the green belt at Coombe Farm and Coombe Lodge Nurseries in Conduit Lane.

These proposals are totally out of keeping with the character of the area which predominantly comprise owner-occupied semi and detached homes. Surely areas considered to be brownfield sites are more appropriate than the unacceptable use of Metropolitan Open Land?

The proposals affecting the area surrounding Shirley Library are also of concern as this would adversely change the character of the area and potentially result in the establishment of additional unsightly car- parking sites on the south side of Wickham Road, similar to that at the front of the Shirley Medical Centre at 370 Wickham Road.

2924/01/008/DM43.4/O	Mr Roohi F Khan	Object		DM43.4 548	<p>These areas allowed by Shirley Oaks Management Ltd. 488 residents are shareholders In this company. This land was transferred to the above company In1985 and designated as open amenity land by CroydonCouncH for use of residents as the gardens of the dwellings built by Heron Homes were very small</p> <p>These areas of open amenity land are fully utffsed by the residents andothers for recreation and leisure and are clearly Identffled as private land. High density buildingIn these areas would result In lack of pleasure ancUeisure amentty for present residents, Increase trafffC congestion and an Increased risk to res dents personalsafety and health espedaUy through high poflution levels.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2931/01/010/DM43.4/O	Mr John Newman	Object		DM43.4 548	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2948/01/005/DM43.4/O	Mrs Carolyn Dare	Object	Soundness - Justified	DM43.4 548	I raise strong objection to the allocation of this site for development. I am a shareholder in Shirley Oaks Management Company which owns the land and maintains it. I pay a quarterly charge towards its upkeep. The traffic is already too much for the road through the village. Please do not allow our village to be destroyed.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2948/02/005/DM43.4/O	Mrs Carolyn Dare	Object	Soundness - Justified	DM43.4 548	I raise strong objection to the allocation of this site for development. I am a shareholder in Shirley Oaks Management Company which owns the land and maintains it. I pay a quarterly charge towards its upkeep. The traffic is already too much for the road through the village. Please do not allow our village to be destroyed.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

2969/01/003/DM43.4/O	Mrs Janet Hills	Object		DM43.4 548	<p>1) I own pt the Land and am not prepared to sell my Share !</p> <p>2) This open pastureland is used by children (playing) and dog walkers from other parts of Shirley. I know this because friends of mine walk their dogs - and pick up their 'litter'. We're all being encouraged to exercise more yet you're taking away the possibilities of doing so on our own 'home ground' !.</p> <p>3) It will grossly decrease the value of my property. !!!</p> <p>4) I am in my 70's (I moved here 8 yrs ago because of the tranquility) and haven't the energy to move again !</p> <p>5) The Wickham Road is already congested a lot of the time, I can't imagine what it'll be like with the introduction of 750 'new builds' on Shirley Oaks + the plans for altering other parts of Shirley.</p> <p>6) There are wild birds, and animals, living here as well as us you know !!</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
2974/01/007/DM43.4/O	Jane Bowden	Object	Soundness - Justified	DM43.4 548	<p>2) I understand that the Council are seeking to de-designate various pieces of land on either side of Shirley Oaks Road and around Shirley Oaks village, so that it is no longer Metropolitan Open Land, with a view to potentially building between 304 and 751 new homes. (Reference numbers 128, 504, 541, 542 &amp; 548). Open, green land is essential to maintain a pleasant living area, and to maintain the character of the area. In addition, this number of additional dwellings would seriously overwhelm the local infrastructure. In particular, the local road infrastructure could not cope with the additional traffic.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3001/01/008/DM43.4/O	Mr John Helen	Object		DM43.4 548	<p>land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 548).</p> <p>I will be objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.</p> <p>I am happy for the Council to replace under-used garages with much-needed homes, but I will be objecting to building on precious open space.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3002/01/008/DM43.4/O	Mr John Hitchcock	Object	DM43.4 548	<p>Our family has lived on Shirley Oaks Village approx 20 years ago and understood the village to be a Private estate and I am writing to object to the de-designation of the open land around the village and to the use of five sites for housing.</p> <p>The land rightfully belongs to the residents, the area and roads will become congested and property values will decrease.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
3005/01/005/DM43.4/O	Mr John Roberts	Object	DM43.4 548	<p>I am writing to object to: The use of the Land to the rear of 5-13 Honeysuckle Gardens, reference number 548 for housing:</p> <p>If the Council will not keep these areas as Metropolitan Open Land, these 5 sites should at least be designated as Local Green Space.</p> <p>My objections are based on the following:</p> <ul style="list-style-type: none"> <li>i. The change in local designation and subsequent development would lead to a material reduction to an important green space and amenity within a basically urban area,</li> <li>ii. The effect and congestion on the local infra-structure which would be caused by the building of more housing to an already densely developed site,</li> <li>iii. The effect on existing property values of property to Shirley Oaks and surrounding areas caused by the reduced amenity and congestion.</li> </ul> <p>I urge that the Council should take these and other objections in consideration and not continue with their plans to re-designate the areas described above</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>

3010/01/008/DM43.4/O	Mr Joseph Rowe	Object	Soundness - Justified	DM43.4 548	<p>Land currently designated as Metropolitan Open Land at Poppy Lane, Stroud Green Pumping Station, to the east of Shirley Oaks Road, to the west of Shirley Oaks Road and to the rear of 5-13 Honeysuckle Gardens has been identified as suitable for up to 741 homes (pages 445-446, 451-452, 453-454, 455-456, 457-458 Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference numbers 128, 504, 541, 542 and 548).</p> <p>I object to these proposals on the grounds that:</p> <p><input type="checkbox"/> This land is designated as Metropolitan Open Land and there is no justification for re designation. An increase of up to 741 homes on this land would put local services including schools, transport and already crowded roads under further pressure.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
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3017/01/007/DM43.4/O	Mr Chris Connor	Object	DM43.4 548	<p>2. REF:128, REF:504, REF:541, REF:542, REF:548 (Shirley Oaks Village)</p> <p>Once the area surrounding Shirley Oaks Village is re-designated the Council plans to build 751 homes on 5 separate sites. Supposing the average house is for 4 people, 3000 people in total will move to the area. The housing will attract families - potentially half being children. The Council mention no where in their 700 page document about the building of new schools (primary and secondary) nor the building of doctor surgeries, nor the expanding of the local shopping area let alone the already stretched local road infrastructure. Our local area can't cope as it is - St John's primary school has applied for an extension to cope with the current demand on its places. During rush hour buses frequently don't stop at bus stops because they are full. Traffic is often diverted down our road, Shirley Church Road, if there is an accident on Wickham Road or Gravel Hill. The dual carriage way (Shirley Park) is crawling along during rush hour. The council are planning to add another 1000 plus cars to this equation. Shirley is often described according to estate agents as leafy, popular, excellent schools. By building 751 more homes the character of the area will change completely.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
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3028/01/008/DM43.4/O	Mr Nick Barnes	Object	Soundness - Justified	DM43.4 548	Having read both local plans for the Shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.  None of these plans will benefit Shirley and I object to them all.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.	
3029/01/006/DM43.4/O	Mr Paul Newton <i>Addington Village Residents Assoc</i>	Object	Soundness - Justified	DM43.4 548	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3041/01/005/DM43.4/O	Sarah Minter	Object		DM43.4 548	I strongly object to the proposed development plans for the Shirley Area. I have lived here all my life and have seen a steady influx of people, and a massive reduction in the green space in the area. The roads are already far too congested and the social infrastructure is already struggling to cope with the number of residents. There are many areas in the Croydon borough much more suited to such large scale development. I am thinking particularly of areas around Purley Way. There are also many brown field sites in the borough that could be put to more effective use as housing without affecting the green areas. I guess the council prefers to redevelop the green areas rather than the brown field areas due to cost. As I said I do not want my local area turned into a concrete jungle where there is nowhere for people to relax in the open.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.	
3045/01/007/DM43.4/O	Mr Stuart Marsh	Object		DM43.4 548	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.	

3047/01/006/DM43.4/O	Mr Brian Jacobs	Object	Soundness - Justified	DM43.4 548	<p>I am writing to object to all the proposed changes and plans affecting the Shirley neighbourhood as advised to me by Gavin Barwell and the Executive Committee of Spring Park Residents Association.</p> <p>1) I object strongly to any plans to change the definition of existing land and use.</p> <p>2) When dealing with the further extension of Shirley Oaks site I am disturbed by the fact there are just two access points i.e.. Shirley Road and Wickham Road the later being onto the A232 which is very busy all day and particularly during rush hour periods, when traffic backs up westwards to the Shirley Road roundabout and beyond.</p> <p>3) The proposals for Shirley Oaks, given to me indicate land being suitable for between 304 and 751 additional homes. As many properties nowadays have at least one car this will have a serious additional congestion to Shirley and Wickham Roads.</p> <p>4) Additionally, development of this size would have a serious demand on existing schools (primary particularly), doctors and other local</p>	I am writing to object to all the proposed changes and plans affecting the Shirley neighbourhood	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3072/01/008/DM43.4/O	Christine McCarthy	Object		DM43.4 548	I object to all the proposals set out for new housing and travellers sites in Shirley. I feel it will ruin the area by taking up all the open spaces.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3076/01/008/DM43.4/O Claire Hunt	Object	DM43.4 548	<p>I am writing to express my objection to the proposals of development to the Shirley oaks estate, on website <a href="http://www.croydon.gov.uk/policiesmap">www.croydon.gov.uk/policiesmap</a> on "Changes to the policy Map 43" those being:-</p> <ul style="list-style-type: none"> <li>□□Ref:541. Shirley oaks road East side, up to 215 new homes!!!</li> <li>□□Ref:542. Shirley oaks road west side, up to 236 new homes!!!</li> <li>□□Ref:548. Land rear of honeysuckle gardens, up to 125 new homes!!!!</li> <li>□□Ref:128. Poppy lane, up to 107 new homes!!</li> <li>□□Ref:504. Up to 68 new homes or gypsy site at the water board HQ, primrose lane!!!!!!!!!!!!</li> </ul> <p>I brought my home on 5 Flag Close, Shirley Oaks, Surrey, CR0 8XT as it was on a green and pleasant estate and on the understanding this land was designated to us as because of our undersized gardens. We were told this land would never be built on and each of the properties on the estate are shareholders of this land as it was designated "amenity open land" by the Croydon council and transferred to our management company.</p> <p>We are forming groups and seeking legal advice and looking into the legal implications and small print to your proposals and will not take this laying down!!!!</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
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3080/01/006/DM43.4/O Mr John Mills	Object	DM43.4 548	<p>I object to the use of the site for housing. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
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3093/01/005/DM43.4/O	Mr Paul Grosser	Object	DM43.4 548	The planning permissions proposals below I object to ref 548 I have friends who live in Shirley oaks village and I know them and myself along with many others all object to the proposals to build on the green areas. This grass area is used by many and would totally change the area if built on and we don't want it. Part of the charm of this area is those green areas and it has something that you don't find often in Croydon so please let us keep the green areas as we all object to them being built	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3098/01/005/DM43.4/O	Mr Derrick Thurley	Object	DM43.4 548	1De-designation of the Metropolitan Open Land around Shirley Oaks Village thus enabling the following sites to be built on. a)Policy DM43, Reference 128 Land to build 51 to 107 homes in Poppy Lane b)Policy DM43, Reference 504 Land to build 26 to 68 homes at Stroud Green Pumping Station, 140 Primrose Lane including conversion of the pumping station c)Policy DM43, Reference 541 Land to build 80 to 215 homes to the east of Shirley road and rear of Beech House d)Policy DM43, Reference 542 Land to build 88 to 236 homes to the west of Shirley Oaks Road e)Policy DM43, Reference 548 Land to build 5 to 13 homes to the rear of 5 to 13 Honeysuckle Gardens This entails loss of green space, changing the character of the area and local road infrastructure unable to cope.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3102/02/007/DM43.4/O	Mr Richard Horton	Object	DM43.4 548	I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3109/01/007/DM43.4/O	Mr Dominic Quinn <i>A3 Architecture London LTD</i>	Object	DM43.4 548	Object to the dedesignation of MOL around Shirley Oaks Village as it will change the character of the area.If they are not MOL they should at least be Local Open Land. Building Houses on them would lead to the loss of avital green corridor and set a precedent	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

I am writing to lodge my objection to some of the proposals contained in the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals.  
In particular:  
1. Shirley Oaks  
The proposal to re-designate the Metropolitan Open Land on Shirley Oaks Road and around Shirley Oaks Village so that it can be used for new housing (page 68, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals).  
My main objections are:  
This would result in the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area.  
The local road network could not cope with the additional traffic.  
Insufficient local infrastructure to cope with the increased population.  
Conclusion  
The proposals I have highlighted can only be viewed as negative. If adopted, they will increase the local population - and the density of that population - without providing any supporting infrastructure. The new residents from the planned apartment blocks and traveller sites will need additional public services such as schools, medical services and shops. Older residents will give way to young families who require greater social support, yet no additional resources are identified to help manage the changing demographic. Traffic congestion along already busy roads will increase, as will pollution and accident black-spots. The few remaining green spaces will disappear. Overall, the proposals signal a reduction in the quality of life for both the existing residents and the newcomer

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3133/01/008/DM43.4/O	Carolyn Heath	Object		DM43.4 548	<p>I am writing to object to:</p> <p>1. The use of the following locations as gypsy and traveller sites:</p> <ul style="list-style-type: none"> <li>•Coombe Lodge Nurseries (site ref 661)</li> <li>•Coombe Farm off Oaks Road (site ref 502)</li> <li>•Poppy Lane (site ref 128)</li> <li>•Stroud Green Pumping Station (site ref 504)</li> <li>•Shirley Oaks Road/Beech House (site ref 541)</li> <li>•Shirley Oaks Road (site ref 542)</li> <li>•Honeysuckle Gardens (site ref 548)</li> <li>•Pear Tree Farm &amp; Pear Tree Cottage (site ref 755)</li> </ul> <p>All areas provide vital green space in already densely populated areas, and there is insufficient infrastructure to cope with the additional traffic/population. Some of these areas are in the Green Belt, others are in Metropolitan Open Land. They would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3145/01/008/DM43.4/O	Mr David Harwood	Object		DM43.4 548	<p>(1) I object to residential development at the following sites &amp; to the policy of de-designate of metropolitan open land at the following</p> <p>Land at the rear of 5-13 Honey Suckle Road reference number 548</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3161/01/007/DM43.4/O	Mr Jim Cowan	Object	Soundness - Justified	DM43.4 548	<p>I have read Gavin Barwell's assessment of policies and proposals in the Croydon Local Plan and totally agree that if implemented would destroy the character of Shirley.</p> <p>The infrastructure in Shirley is already stretched to the limit and can not withstand any further burdens.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3190/01/006/DM43.4/O	Sonya Millen	Object		DM43.4 548	<p>I am also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3193/02/007/DM43.4/O	Mr Stan Minter	Object	DM43.4 548	<p>I have major concerns over the planned development of the Shirley Area. This is currently one of the nicest areas of Croydon and you plan to swamp it with a number of housing developments and some travellers sites. This will be very detrimental to the whole area.</p> <p>I understand that nationally we need to have more accommodation for families. We need to achieve this with out destroying the whole fabric of our society. This scale of development will transform the whole area into a old fashioned "Estate".</p> <p>There are not sufficient services in the wider area to support such an influx of families.</p> <p>The road infrastructure already struggles at time and these developments will make the whole situation much worse.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
3193/01/007/DM43.4/O	Mr Stan Minter	Object	DM43.4 548	<p>I have major concerns over the planned development of the Shirley Area. This is currently one of the nicest areas of Croydon and you plan to swamp it with a number of housing developments and some travellers sites. This will be very detrimental to the whole area.</p> <p>I understand that nationally we need to have more accommodation for families. We need to achieve this with out destroying the whole fabric of our society. This scale of development will transform the whole area into a old fashioned "Estate".</p> <p>There are not sufficient services in the wider area to support such an influx of families.</p> <p>The road infrastructure already struggles at time and these developments will make the whole situation much worse.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
3204/01/006/DM43.4/O	Mr Steve Hopkins	Object	DM43.4 548	<p>As a resident of Shirley Oaks from Day one, I totally oppose any new buildings to be approved or built on my private estate.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>

3208/01/006/DM43.4/O	Mr Stephen Smith	Object		DM43.4 548	1. I am writing to object to re-designation of the Metropolitan Open Land around Shirley Oaks Village and the intention to build on open sites at Poppy Lane (ref 128), Primrose Lane (ref 504), Shirley Oaks Road (refs 541 + 542) and Honeysuckle Gardens (ref 548).	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3215/01/006/DM43.4/O	Mr Steve White ASPRA	Object	Soundness - Justified	DM43.4 548	<p>I am therefore writing to formally object to:</p> <p>1.de-designation of the Metropolitan Open Land around Shirley Oaks Village;</p> <p>2.the use of the following five sites for housing:</p> <ul style="list-style-type: none"> <li>•land at Poppy Lane reference number 128;</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane reference number 504;</li> <li>•land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;</li> <li>•land to the west of Shirley Oaks Road reference number 542; and</li> <li>•land to the rear of 5-13 Honeysuckle Gardens reference number 548.</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3218/01/003/DM43.4/O	Shirley Beddoes	Object	DM43.4 548	We bought our property at the original building phase in Shirley Oaks many years ago and were informed that there would be no further development in this area and that all grassed areas were to remain undeveloped and were for the use of residents and local people at leisure, further to this we have paid yearly a maintenance cost to ensure these areas were up kept for this use. This is the main reason we invested in this property. The grassed areas are in constant use and development of these areas would change the natural village atmosphere that exists here and is one of the few areas of Croydon that there is an abundance of wildlife close to an urban area. The proposed development and designation of our grass areas is unacceptable and would infringe our rights as in our original contracts with Heron homes who built the site.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3235/01/008/DM43.4/O	Mr Peter Kenny	Object	DM43.4 548	I am writing to object to The use of the following sites for housing: Land at Poppy Lane reference number 128 Stroud Green Pumping Station, 140 Primrose Lane Reference number 504 Land to the east of Shirley Oaks Road and the rear of Beech House and Ash House reference number 541 Land to the West is Shirley Oaks Road reference number 542 Land to the rear of 5-13 Honeysuckle Gardens reference number 548 If the council will not keep them as Metropolitan Open Land, these five sites should be at least designated as Local Green Spaces	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3276/01/005/DM43.4/O	Mr Matthew Carey	Object	DM43.4 548	<p>The area of Shirley Oaks Village and it's adjacent road infrastructure is already at breaking point. Any slight build up of traffic seriously hinders movement for residents. The 2 main arterial routes into Croydon or towards Bromley (being wickham road &amp; lower addiscombe road) are extremely busy with traffic and often lead to extended journey times for those of us who wish to head in to one of these town centres or further afield in to London for work. As proven only yesterday when a traffic accident in the Shirley area led to a 3 hour journey home from bromley back to Shirley. The road network around here is poor. The interlink between Shirley Oaks village and it's surrounding area is poor. To add hundreds of houses within this area will only lead to increased volume of traffic on the surrounding roads and leave Shirley itself in an almost permanent state of gridlock. Shirley Oaks Road is always busy with vehicles parked up. This is due to a number of reasons;</p> <p>The excessive traffic on wickham road leading to people abandoning their vehicles to try and walk nearer to Croydon to catch a tram or bus. The unreliable 367 bus route which is often hindered by traffic or accidents outside of Shirley Oaks Village leading to people driving closer to other bus routes.</p> <p>The use of the local synagogue. Combine these issues above with the additional housing being proposed and the vehicles that come with them, Shirley Oaks will become even cut off than it already is. There are many elderly residents in this area that rely on carers (friends etc) being able to visit them. They often complain about the issues I have raised above and I can only see this getting worse should the proposals for Shirley go ahead.</p> <p>Croydon is a massive borough so there must be other areas that these proposals could be met.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
3277/01/012/DM43.4/O	Mr Terrence McCarthy	Object	DM43.4 548	<p>I object to the use of the site for housing. If the Council will not it as Metropolitan Open Land, it should at least be designated as Local Green Spaces. Building housing on it would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>

3279/01/007/DM43.4/O	Terry Lewin	Object		DM43.4 548	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
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3323/01/008/DM43.4/O	Daila Bradley	Object	Soundness - Justified	DM43.4 548	To help you identify my specific objections, the five proposals mentioned so far and to which I wish to object as being detrimental to the character of the area are: <ul style="list-style-type: none"> <li>•the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 128);</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 504);</li> <li>•land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 541);</li> <li>•land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 542); and</li> <li>•land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 548).</li> </ul>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
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3337/01/006/DM43.4/O	Mr Roger Willaimes	Object	Soundness - Justified	DM43.4 548	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3354/01/007/DM43.4/O	Dr Bob Wenn	Object		DM43.4 548	I object to the site for use for housing.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3355/01/003/DM43.4/O	Mr John Mullis	Object		DM43.4 548	In response to your notices for the development of the greenfield sites on Shirley Oaks Village and the intention to change the status of this land, I make the following observations : In 1985 Croydon Council designated land within Shirley Oaks Village as "Amenity Open Land" because our gardens were small due to the layout and construction of the area by Heron Homes. This amenity land is owned collectively by the property owners who own 1 share each. The shares are held by the current trust company - First Port, who also maintain this estate. Is compulsory purchase envisaged? If a total of some 700 homes the village would need vast changes to its infrastructure to accommodate these properties. The present main road - Primrose Lane/Shirley Oaks Road is barely able to cope now - with just a single decker bus allied to a growing number of cars. There is a regular flooding problem during heavy downpours - particularly from Primrose Lane into Laburnum Gardens. The loss of a wildlife conservation area is surely against wider interests including many present owners.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3356/01/006/DM43.4/O	Mr Rishi Gohill	Object	Soundness - Justified	DM43.4 548	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3358/01/006/DM43.4/O	Joy Harris	Object	Soundness - Justified	DM43.4 548	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3370/01/006/DM43.4/O	Claire Rutland	Object		DM43.4 548	As a shareholder of the open space in Shirley Oaks I would like to object to the proposals made in Policy Map 43.  One of the reason I bought the property was for the nice open spaces that surround the houses.  Building unnecessarily on this land will change the whole look and feel of the community of Shirley Oaks Village. We have one road in and out of the village and cramping in 700+ homes onto our lovely open space will also create congestion on the one road.  Shirley Oaks is privately owned and we take pride in our village and how it looks and will fight against these proposals.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3371/01/005/DM43.4/O	Claire Corper	Object	Soundness - Justified	DM43.4 548	To who this may concern  Ref:541 Ref:542 Ref:548 Ref:128 Ref:504  I strongly object to these plans as a resident of hazel close I am a shareholder of Shirley oaks management and feel strongly that the land be left as it is as we have very small gardens and pay for these open land areas to be kept and maintained for our use and enjoyment. Also these plans especially the ref 504 will devalue my property immensely and will downgrade the area dramatically		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

Object Soundness - DM43.4  
Effective 548

One of the requirements of the Pitt review of 2007 was for the Environment Agency to provide some warning for surface water flooding, as was already the practise for river and coastal flooding. The result was the LIDAR returns which are provided on the Environment Agency's website under 'what's in my backyard'. This shows clearly how the lie of the land amongst the Shirley Oaks Estate causes surface water to run from South to North joining another stream which runs in from the SW from Shirley road into Primrose Lane. On numerous occasions over recent wet winters we have had a constant stream of water running across the kerb into Primrose Lane which has on occasion caused substantial amounts of ice to form. No doubt your winter maintenance department could confirm this is an area where they have to regularly do spot treatments of rock salt- since they do Primrose lane as it is a bus route, when other parts of the network are totally dry and do not require treatment.

From the Pitt Review of 2007-  
RECOMMENDATION 7: There should be a presumption against building in high flood risk areas, in accordance with PPS2S, including giving consideration to all sources of flood risk, and ensuring that developers make a full contribution to the costs both of building and maintaining any necessary defences. Section 5.14 of the report reiterates that PP525 applies to all sources of flood risk. This states that an SFRA (surface flooding risk assessment) should assess surface water flood risk and identify critical drainage areas. Good information is therefore needed from sewerage undertakers and other sources, including local knowledge, historic flooding and risk modelling. Local authorities should ensure that SFRAs carried out on their behalf adequately address this type of flooding. I find it difficult to believe this has been done as otherwise there would have never been a suggestion of using the remaining green parts of the estate in this way.

Any increase in the built up area around the estate would thus exacerbate the already on occasion saturated surface. Having investigated in detail the benefits in the reduction of flooding by the provision of trees, I have found that Oak trees can use up to 50 gallons a day and some trees on a hot day will utilise 150-200 gallons (wiki-answers.com). Trees admittedly are

Change

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

most effective when we are in the growing season at excess water removal, but that is also when we tend to have the most extreme rainfall events. Having looked at 'Heavy falls in a day' and 'Heavy falls in short Periods'; both produced in part for British Rainfall by the Met Office (my employer); I have found that invariably the most extreme rainfall happens in SE England between June and September. This is just when a tree is in full leaf so not only intercepts falling rain by the size of its canopy, but also as it is growing, that rain which reaches the soil is quickly extracted for use in the tree's transpiration. Preliminary research results from the University of Manchester indicate that trees can reduce runoff by as much as 80% compared to asphalt. Thus the best way to alleviate summer extreme rainfall surface water flooding is not to remove trees.

The soil on which Shirley Oaks is located is of a clay type and is therefore impervious: another reason why it reacts to surface water flooding the way it does. The large area of grassland is ideal for 'making room for water' as a water storage area, thus to remove this pooling facility will mean the rain will have to find somewhere else to go, which would inevitably mean flooding for Shirley Oaks residents. Also I have learned, from Meteorological Office memorandum No 80-the properties of soils in NW Europe; that the root system of grassland provides a channel through which some rainfall does manage to slowly percolate through beneath the surface even with clay soils. However, without the grassland root system the water just tends to form bodies of water lying on the surface. This effect of our grassland is very helpful in alleviating the surface water flooding in winter, which occurs when prolonged rainfall totally saturates the area, and the trees are no longer as effective at its removal.

So in conclusion  
- We need trees to mitigate effects of extreme rainfall in summer, something which will become increasingly frequent with global warming.  
- We need open grassland for water to accumulate in winter when trees are less effective at water removal from the system, whilst in addition their root systems help to aid percolation beneath the soil reducing surface flooding. Over the last 40 years winter rainfall has been increasing throughout the UK.  
- Soil behaviours also dictate risk of

flooding. We have issues because:  
 1) We are on a clay soil type so low permeability and heavy rain does not soak in but floods.  
 2) We are on sloping ground with tendency for run off to flow south to north across the site.  
 3) We, also because of having a clay soil, have a high water table, so in winter many areas of the site are wet and all parts stay damp throughout. Thus water-logging very quickly occurs and there would with the proposed building work be less and less places for the water to flow to.

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3377/01/004/DM43.4/O	Mr Stuart Day	Object	DM43.4 548	I am writing to you to object to the councils planned proposals Ref:541 Ref:542 Ref:548 Ref:128 Ref:504	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
				:: I moved to the area with the understanding that the grass areas had protection from being built upon and I strongly object to the council proposing the new developments as referenced above. This will make the area I live in with my family crowded and I bought my property with the understanding that the grass areas would not be built on		

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Object	Soundness - Justified	DM43.4 548	<p>First, the Council plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village (page 68, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals). Metropolitan Open Land has the same protection from development as the Green Belt. The Council is proposing to remove this designation so that most of this land can be used for new housing. The draft Local Plan identifies five sites:</p> <ul style="list-style-type: none"> <li>•the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 128);</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 504);</li> <li>•land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 541);</li> <li>•land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 542); and</li> <li>•land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 548).</li> </ul> <p>I will be objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
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the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.

3381/01/008/DM43.4/O	Mr Daniel James	Object	DM43.4 548	<p>I am writing to object to the councils proposition to allow the development at the following sites:-Ref: 541, 542, 548, 128 and 504 in Shirley Oaks Village</p> <p>I have only lived on Shirley oaks for 5 years, but one of the things I love the most is walking my children over to the grass areas so they can play. As you probably already know, our gardens are quite small so it's really nice to have space to take full advantage of. Another thing that disappoints me, is that one of the selling points of our house, is the fact that all the land around the estate is protected from building on. I strongly disagree with any of your plans to build upon this land, and along with other Shirley oaks residents will do my best to get our voices heard.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
3391/01/005/DM43.4/O	Ms Aileen Deeney	Object	DM43.4 548	<p>As a resident of Shirley Oaks Village, I wish to register my objection to the above proposals to allow the development of new homes on the designated Amenity Open Land which is available for my use and that of my fellow residents. This use was allowed by Croydon Council because of the undersized gardens which is a negative feature of the current development and which hinders enjoyment and comfort of my property. For example, it is not possible for children to play with footballs/other toys /play noisily,without disturbing the adjoining and physically very close neighbours. You are no doubt aware that there are no nearby children's parks. Also my garden can easily be overlooked by at least 4 sets of neighbours and which I believe is typical of the other gardens on the development. Having the Amenity Open Land available is some compensation for the above lack of privacy and if it was to be withdrawn it would have a detrimental impact on family life.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>

3394/01/005/DM43.4/O	Mr Alan Heathcote	Object	Soundness - Justified	DM43.4 548	This is to object strongly to your ill-conceived proposals for high density dwellings on greenbelt parkland, on existing semi-detached housing areas, and gardens in the Shirley Oaks / Library regions. Also for travellers sites in the vicinity of Coombe farm. All as outlined in Gavin Barwell's email.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3396/01/006/DM43.4/O	Ms A Pavon-Lopez	Object		DM43.4 548	I object to the use of the site for housing.  This will amount to a complete destruction of local character, a huge increase in local population without any increase in local services or access, and a destruction of green space which is currently protected	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3404/01/005/DM43.4/O	Mr & Mrs Cyril Nazareth	Object		DM43.4 548	As a resident of Croydon Borough and in particular Shirley Oaks, I am contacting you to voice my objection to the following development proposals: Ref: 548 Land to the rear of Honeysuckle Gardens	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3414/01/006/DM43.4/O	Mr Chris McInerney	Object	Soundness - Justified	DM43.4 548	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.  Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3428/01/005/DM43.4/O	Mr Daniel Nuthall	Object		DM43.4 548	<p>I would like to object to the following Metropolitan open land proposals - Poppy Lane - Ref 128 -Stroud Green Pumping Station - Ref 504 -Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House - ref 541 -land to the west of Shirley Road ref 542 -land to the rear of 5-13 Honeysuckle Gardens ref 548. The Metropolitan land provide several links in the Shirley Garden Chain.</p> <p>Under the Planning Policy Guidance Note 9 the importance of nature conservation is stressed. This combined with the extra traffic seems unacceptable. Three of the proposed sites are owned by the residents of Shirley Oaks Village of which my house backs onto. We have several friends that live there all of which have raised the problems regarding such a development.</p> <p>The three areas are  - Ref 541 - land east of Shirley Oaks Road  - Ref 542 - land west of Shirley Oaks Road  - Ref 548 - land to the rear of 5-13 Honeysuckle Gardens</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
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3430/01/044/DM43.4/O	Mr Donald Speakman	Object	Soundness - Justified	DM43.4 548	<p>Site 548, Land to the rear of 5-13 Honeysuckle Gardens, is identified as suitable for 59-125 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Tower View, Edgewood View and Primrose Lane.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
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3431/01/005/DM43.4/O Mr David Wilson	Object	DM43.4 548	<p>We wish to object in the strongest terms to the plans being discussed regarding the proposed development of land for new housing in the Shirley area, specifically the building of Gypsy/Traveller sites on our doorstep, and the inherent increase in crime and ant-social behaviour that always follows, and can be seen in many examples nationally. Not only this, but the whole 'Village' feel of the area will be completely obliterated, and the very things that attracted us to move to Shirley (off Orchard Ave) will be no more. Of course people need a place to live and raise families, but time and again we have seen the resultant decline of neighbourhoods, with rubbish, noise and theft frequent occurrences. We urge you to think again and take heed of Gavin Barwells very real concerns, and those of what I'm sure are many of his constituents, and other Shirley dwellers. We are particularly concerned that you should take into account the fears of ordinary hard working people like us, who want to enjoy life (we're not 'oldies') in a pleasant community, and think again about the following proposals;</p> <ul style="list-style-type: none"> <li>- land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 548).</li> </ul>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
3438/01/007/DM43.4/O Mr D Lane	Object	DM43.4 548	<p>I object to use of Land to the rear of 5-13 Honeysuckle Gardens for housing. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>

3445/01/006/DM43.4/O	Mr E King OBE	Object	Soundness - Justified	DM43.4 548	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3449/01/008/DM43.4/O	Mrs E Thomas	Object		DM43.4 548	I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3453/01/006/DM43.4/O	Mr & Mrs Proctor	Object		DM43.4 548	We are writing to object most strongly to the Croydon Council's Local Plan for housing on Green Belt land, with particular reference to Shirley.  Our Green Belt should be protected at all costs and brown field sites must be targetted. In this respect, we support our MP Gavin Barwell's objections, which you will doubtless have received.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3464/01/003/DM43.4/O	Frances Pickering	Object	Soundness - Justified	DM43.4 548	I would like to oppose the redevelopment of Shirley Oaks Village most strongly , we brought our property 8 years ago and were told that no further building would happen as our property runs along the side of one of your proposed sights . My understanding was that we paid a quarterly maintenance for the up keep of our surrounding therefore making us shareholders of the estate nobody to date has said anything to us as shareholders except the posters on lamppost ,a couple of years ago we had to pay extra to keep gypsy out of our village now you are proposing to invite them to come and live with us . Croydon is not a nice place to live and the only escape we have is our home and now you want to take that away from us . The development would have a fast impact on the schooling ,utility's hospital ect in the area where and when will this all stop we pay our rates are law abiding citizens and feel all you are interested in is destroying all we have worked hard for.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3465/01/008/DM43.4/O	Mr & Mrs Hobbs	Object		DM43.4 548	I am writing to you to object to the use of the following sites for housing development. •The land at Poppy Lane. Ref. No. 128 •Strudwick Green Pumping Station. Ref. No.504 •Land to the east of Shirley Oaks Road and rear of Beech and Ash House. Ref no. 541 •Land to the west of Shirley Oaks Road. Ref no. 542 •Land to rear of part of Honey Suckle Gardens. Ref no. 548	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3473/01/004/DM43.4/O	Mr Dave Brown	Object		DM43.4 548	I object to the these proposals to build on the land ref 548, the land should be left as it is	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3482/01/005/DM43.4/O	Sheila Desmond	Object	Soundness - Justified	DM43.4 548	Ref 541 Ref 542 Ref 548 Ref 128 Ref 504 I wish to lodge a serious objection to the proposals for the building of houses on Shirley Oaks Village That name speaks for itself I have lived on Shirley Oaks Village for 30 years and during that time have paid the management company a contribution to maintain the The amenity open Land The residents each own a share of the Land and over the years the open areas have been enjoyed by families for games walking and enjoying the lovely trees not to mention the wildlife When the land was sold by Lambeth in 1984 the intention was to create a village !! Has any thought been given to the effect on the infrastructure by adding 751 properties? the pressures on the roads in particular.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3486/01/005/DM43.4/O	Mr Gary Stewart	Object	DM43.4 548	Re the above proposals with Ref nos 541, 542, 548, 504, and 128 I wish to object in the possible strongest sense. This land was not designated for this use and hence our homes all have very small gardens to protect this open space. We already have problems with the road through the estate and it cannot possibly take any more traffic. The allowed parking on this road particularly on the curves gives cause for real concern. I have avoided two accidents only by making a emergency stop. If the council goes ahead with these proposals then we will fight and please note we are depending on support from local councilors and our MP. Think again please	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3492/01/005/DM43.4/O	Helen Silk	Object	DM43.4 548	I am writing to object to the plans to build gypsy/traveller sites in the area of Shirley and the building of anything on any area of green belt land, green spaces or back gardens	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3498/01/004/DM43.4/O	Mr Ian Marsh	Object	DM43.4 548	I wish to object strongly to the proposed developments at Shirley Oaks - Ref 548 Land to rear of Honeysuckle Gardens - 125 new homes	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3501/01/008/DM43.4/O	Gaynor Lawrence	Object	DM43.4 548	Please see this email as my objection to the proposed housing. This is ridiculous. The village is small and the road going through the village would NOT suffice the extra traffic! I pay a maintenance charge and moved here as it is a quiet location. I have been burgled a couple years back due I believe to the travellers that squatted on the land here and I do not want that fear again. Please rethink this crazy idea and let me know how I can further stop this.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3502/01/005/DM43.4/O	Mr Gary Smithers	Object		DM43.4 548	<p>The planning permissions proposals below I object to ref 548 I have friends who live in Shirley oaks village and I know them and myself along with many others all object to the proposals to build on the green areas. This grass area is used by many and would totally change the area if built on and we don't want it. Part of the charm of this area is those green areas and it has something that you don't find often in Croydon so please let us keep the green areas as we all object to them being built</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3503/01/008/DM43.4/O	Mr Gary Kenney	Object		DM43.4 548	<p>I am writing to show that I object to a number of your plans around the Shirley area. I contest that you need to build on our green sites and bring in new 'traveler' sites into Shirley.</p> <p>On top of this I cannot understand the need to bring 'medium' high rise buildings in and around Shirley, including Devonshire way and the new proposals around Hartland way.</p> <p>Please can you let me know if my objection has been noted and how I can make it more official?</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3506/01/005/DM43.4/O	Mr John Albert	Object	Soundness - Justified	DM43.4 548	<p>As a long term resident and shareholder residing in Shirly Oaks Village, I and my partner object to the proposals to Changes to the Policy Map 43 - REF's 541, 542, 548, 128 &amp; 504 These areas have metropolitan open land and had protection from being built on!</p> <p>Our land was designated by Croydon Council in 1985, as Amenity Open Land because of our under sized gardens and transferred to the management company whom we our shareholders of and this land is for our use and want it to stay this way!! Having lived here for 20 years we do not want it further condensed by more homes and totally not fit for purpose!</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3510/01/006/DM43.4/O	Katrina Neal	Object		DM43.4 548	<p>As a long term resident of Shirley/West Wickham and one who has seen many changes over the years, I am strongly objecting to Land to rear of Honeysuckle Gardens - ref 548 for housing use.</p> <p>If these are not kept as MOL: then at least keep them as Local Green Spaces.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3511/01/008/DM43.4/O	Jenny Hayden	Object		DM43.4 548	<p>The proposals for Shirley will have a huge impact on the area, the current infrastructure is already at bursting point and the building of new homes on green spaces will add further stress to the current situation.</p> <p>Ref nos, 128,504,541,542, 548...these relate to the building of additional homes. From the information available in the Council's documentation, this could be up to 800 new homes. I would like to know what sort of homes these are likely to be ...social, housing associations or private ...I doubt that any of them would be affordable homes for first time buyers .How will the local roads cope with the extra traffic. There will be a need for more schools, doctors' surgeries etc to support the intended increase to the local population. I would therefore like to object to the Council's decision to use these five sites for future residential development. Apart from putting extra burden on the local roads, it would also mean losing valuable green spaces. I believe any new residential development should be on brownfield sites . The addition of so many extra homes would have an adverse affect on the character of Shirley, in my opinion.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
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3512/01/006/DM43.4/O	Rhodri Flower	Object	Soundness - Justified	DM43.4 548	<p>I write with reference to your document 'Changes to the Policies Map (Policy DM43)', and in specific reference to sites 541, 542, 548, 128 and 504. These sites are all open space surrounding the development known as Shirley Oaks Village.</p> <p>I wish to object to the proposals to re-classify the land and make it eligible for planning permission and the building of homes. In my opinion it is essential to preserve the open space for the use of local residents. It is well used for recreation, dog walking etc. It is also an important part of the character of Shirley Oaks Village and would change the nature of that development.</p> <p>I bought a house on Primrose Lane in June 2015 and a large factor in my decision to buy was the amount of open space available locally. I understand that Croydon Council designated this land as 'Amenity Open Land' in 1985 because of under-sized gardens in Shirley Oaks Village and transferred it to the Shirley Oaks Management Company, which has maintained it ever since. As a house owner I am a shareholder in that company.</p> <p>I strongly object to your proposals.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
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SHIRLEY OAKS VILLAGE-  
I refer to the proposed changes to the planning policies to allow Croydon Council to build new homes on the Amenity Open Land at the above. The Amenity Open Land was granted in part, due to the extremely small rear gardens. Also I and other people in the village for many years here contributed to its up keep at no cost to Croydon Council. To lose this land will greatly impact on the peaceful enjoyment that I and my neighbours have in using this land as well as the general impact on the area of high density building, changing the character of our village forever.

No doubt this development will result in many trees and flowers being sacrificed which help to sustain the urban wildlife such as various birds, bats, foxes, badgers and bees etc. There seems to be little consideration for this urban oasis!

Whilst I understand central government's drive for more houses, I find it hard to believe that Croydon Council needs this land in order to fulfil its housing quota, given the Westfield and other developments proposed in Croydon. There are also other lands, such as those owned by the local NHS hospital that would be suitable for development and at the same time give ready money to the NHS.

Furthermore, the existing main roads are already inadequate to service the village without adding a further 751 homes along with the years of road works that will be associated with upgrading the utilities, make travelling through the village more difficult and dangerous.

I urge you to reconsider your plans

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3546/01/008/DM43.4/O	Mr Mark Hawkins	Object		DM43.4 548	<p>Kindly note that as a homeowner (and shareholder) of Shirley Oaks Village, resident here for over 25 years, I am deeply concerned that Croydon Council seems to think it has the right to change the nature of the estate from being protected Metropolitan land to being unprotected land ripe for excessive building.</p> <p>Not only is the green space around the current estate, a much loved feature, it also provides a sanctuary for wildlife and allows for nice walks for local people. The road was built to be narrow and already there are problems with passing places for traffic to the hospital and synagogue. Last year the council allowed a resident to build a fence which obstructs drivers vision when turning out of Cornflower Lane and has caused several minor incidents. Simply put, the roads here were not built for traffic!</p> <p>The idea of ruining my neighbourhood by cramming more housing onto unsuitable roads, lacking shops and facilities whilst depriving me of the green spaces I love and part own makes me sick to my stomach.</p> <p>There are so many brownfield sites that could be built on and provide more suitable housing in and around Croydon that I feel that this attack on Shirley is politically motivated. I formally ask the council to re-consider the proposals</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
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3547/01/008/DM43.4/O	Mr I Fuell	Object	Soundness - Justified	DM43.4 548	<p>I am writing to object to:</p> <p>3.The use of the following 5 sites for housing:</p> <ul style="list-style-type: none"> <li>•Land at Poppy Lane: reference number 128;</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane: reference number 504;</li> <li>•Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House; reference number 541;</li> <li>•Land to the west of Shirley Oaks Road; reference number 542; and</li> <li>•Land to the rear of 5 – 13 Honeysuckle Gardens; reference number 548.</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these 5 sites should at least be designated as local green spaces.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
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3550/01/003/DM43.4/O	Kalpana Patel	Object		DM43.4 548	We have got objection for above proposal. We are not happy, it would cause lots of traffic and not ideal for residents.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3556/01/003/DM43.4/O	Karen Warwick	Object		DM43.4 548	I would like to raise my objection to the proposed land changes for the following references: Ref. 548 - Land to rear of Honeysuckle Gardens - up to 125 new homes. The land was designated by Croydon council in 1985 as "Amenity Open Land", because of our under-sized gardens and transferred to the Management Company - with each property owner as a shareholder in that company. As for looking at a Gypsy site, you should have seen what a mess they made when they camped illegally at Shirley Oaks just over a year ago - it was disgusting!		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3566/01/006/DM43.4/O	Maureen Wilcox	Object	Soundness - Justified	DM43.4 548	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3568/01/008/DM43.4/O Mr Mike Jones	Object	DM43.4 548	<p>The de-designation of the Metropolitan Open Land around Shirley Oaks Village in particular such as the use of the following for housing:-</p> <p>land at Poppy Lane Stroud Green Pumping Station, 140 Primrose Lane land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House land to the west of Shirley Oaks Road land to the rear of 5-13 Honeysuckle Gardens Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. There is a lot of history around here and the loss of the Shirley Lodge in the late 1990s was a big mistake. Generally in Croydon there is no room for more traffic that new building will generate and judging from what I have seen around Croydon squeezed housing units with small garages not fit to store cars and little or no off street parking will only add to stress and problems in the future.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
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3574/01/005/DM43.4/O Mr Peter Newsham	Object	DM43.4 548	<p>I wish to register my objection in the strongest possible terms to the proposal for new housing, (ref. 548.), in these areas of Metropolitan Open Land, which is essential for recreational purposes in an already overcrowded place, is unacceptable and the proposed re-designation of the land so that it can be used for high-density urban development will find no local support, but instead, a huge and vocal opposition.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
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3580/02/008/DM43.4/O	Mr Michael Hewish	Object	DM43.4 548	<p>The designation as MOL should remain. If it is decided de-designation proceeds, the Site should be designated as LocalGreen Space. Proposed development of the Site in the event that the present designation remains or that re-designation takes place as Local Green Space would not be consistent with national policy under the NPPF and such a proposal would be incompatible. The proposed approach is not appropriate nor would it enable sustainable development for the reasons set out above and those identified in respect to the objection to Policy SP7. The highway network is already at saturation point and in any event any proposed residential development would generate an unacceptable amount of traffic. The site has a high water table with water running off and flooding properties on the Mere End side of the site. Additional planting of trees and shrubs has been introduced to try to compensate. Any development is likely to worsen this situation for properties on that boundary line.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
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3580/01/008/DM43.4/O	Mr Michael Hewish	Object	DM43.4 548	<p>Please see my objections to your proposals as detailed below. DM43 Ref 541 Land east of Shirley Oaks Road Ref 542 Land west of Shirley Oaks Road Ref 548 Land to rear Honeysuckle Gardens These areas of Metropolitan Open Land are not "incidental open spaces" or "Grassland with a few detached houses" as your report states. These areas were designated by Croydon Council as residents "Amenity Open Spaces" under a section 52 agreement on the 4th December 1985. This was to ensure that the residents were provided with adequate open space following a dispute between the Council and Heron Homes, the developer. These areas were then handed over to the Shirley Oaks Management Limited, a company with the property owners as shareholders.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
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3591/01/008/DM43.4/O	Mr Nick Barnes	Object	Soundness - Justified	DM43.4 548	<p>Having read both local plans for the Shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.</p> <p>None of these plans will benefit Shirley and I object to them all.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3593/01/008/DM43.4/O	Mrs Margaret Hawkins	Object		DM43.4 548	<p>Ref 548 – Land to the rear of 5-13 Honeysuckle Gardens</p> <p>I am objecting to the proposal for de-designation of this area as Metropolitan open land, with a view to “working with the landowner” to bring development of up to 125 houses forward. It is a vital part of the green chain and wild-life corridor through Shirley. This can clearly be seen by viewing Google satellite photos of the area. This land contains hedgerow and water habitats. A stream runs through it. The land is jointly owned by 500 equal share-holders, which would make “working with the landowner” a complex issue. The council would be unlikely to get the co-operation of all 500 shareholders. Access to this site is situated on a steep bend on a narrow road. It already poses a danger to pedestrians, cars, buses and delivery vehicles, particularly when they meet. There are 3 other such spots on this access road. On 2 of them the associated houses have had their garden walls knocked down at regular intervals over the past 30 years, and there has been at least one fatality. Construction traffic would pose an unacceptable risk to children and pedestrians in the area.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3699/01/044/DM43.4/O	Cllr J Cummings	Object	Soundness - Justified	DM43.4 548	<p>Site 548, Land to the rear of 5-13 Honeysuckle Gardens, is identified as suitable for 59-125 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Tower View, Edgewood View and Primrose Lane.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3702/01/008/DM43.4/O	Ms J Fasham	Object	DM43.4 548	I object to the Councils proposal to de-designate the Metropolitan Open Land of Shirley Oaks Road and Shirley Oaks Village as the local infrastructure could not cope.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3713/01/005/DM43.4/O	Ms J Stokes	Object	DM43.4 548	I object to the proposals to completely change Shirley Oaks Road which is a green lung for that part of the Borough. The amount of car ownership will rise significantly as the bus service is infrequent. The traffic will clog up the Wickham Road even more than now., St. John's school has already plans for more classrooms and the intake will rise in all the local schools. Also pulling down established houses and putting up more flats is detrimental to the character of the area. We had a once in a lifetime chance to improve the look of Croydon, on a human scale. Instead of which we are building hideous tower blocks, while in other parts of the country they are pulling them down. Nobody should have to raise a family in a block 44 stories high. They will eventually become the slums of the future.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3715/01/005/DM43.4/O	Jenny Tighe	Object	DM43.4 548	Development of these sites will have a negative impact on the local area by changing the character of Shirley, and well as being a loss of green space, wildlife habitat and a vital green corridor	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3723/01/007/DM43.4/O	Mrs j Middleton	Object	DM43.4 548	I object to the site for use for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3726/01/005/DM43.4/O	Miss Amanda Smithers	Object		DM43.4 548	The planning permissions proposals below I object to ref 548- My partner is a resident of Betony close Shirley oaks village and we definitely do not want the surrounding areas to be built on.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3733/01/003/DM43.4/O	Ms Jennifer Addis	Object		DM43.4 548	I strongly object to the development proposals by the council for the above areas on Shirley Oaks Village. All the gardens on our houses are tiny so this green land which was designated as 'Amenity Open Land' was supposed to be for the use of the residents. There are enough houses on this area already! This will have a huge detrimental effect on all the residents in the area.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3735/01/006/DM43.4/O	Mr Tim Duce	Object	Soundness - Justified	DM43.4 548	I strongly object to any plan to build on Metropolitan Open Land. There are plenty of brown field sites available in Croydon and the MOL should be re-designated as Local Green Space.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3737/01/005/DM43.4/O	Mr J Patel	Object		DM43.4 548	I am writing to record my objection to various planning as follows. Your Ref No 128,504,541,542,548 and 938. I dont think it will be good for the area.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3744/02/006/DM43.4/O	Diane Simpson	Object	Soundness - Justified	DM43.4 548	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3769/01/009/DM43.4/O Mr K George

Object

DM43.4  
548

I am also concerned that up you consider there is space for up to to 751 houses in the Shirley Oaks Road area. References 128. 504 541 542 548. This would lead to the elimination of green space in that area and therefore I think at least 3 of these areas should be Local Green Spaces if not Metropolitan open land.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

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548

RE: LAND ON EITHER SIDE OF SHIRLEY OAKS ROAD, SHIRLEY OAKS VILLAGE, POPPY LANE; STROUD GREEN PUMPING STATION; COOMBE FARM, COOMBE LODGE NURSERIES off Conduit Lane, land west of Shirley Oaks Road, rear of 5-13 Honeysuckle Gardens OBJECTION TO DE-DESIGNATION GREEN BELT ; SHIRLEY, NEW ADDINGTON, FOREST HILL

We have lived in the Borough of Croydon for 30 years and value its vibrancy and diversity.

As Croydon ratepayers we object to the de-designation of Metropolitan Open Land generally, especially land detailed above, which will change forever Croydon's character.

We would ask you to encourage policies/development to:

1. Build new housing on brown field sites by all means AND preserve invaluable green space for the benefit of the community of Croydon; 2. Protect green belt land and preserve the green corridors we desperately vital for wildlife and biodiversity; 3. Amend the tall buildings policy and keep the tall building zone where it is suited in the centre of town; 4. Utilise brownfield sites for new low-level housing only where it can be developed alongside new GP surgeries, schools and improved public transport; 5. Traveller sites are not appropriate in the green belt and is a clear breach Policy E of Planning Policy for Traveller Sites. When travellers camped on Addington Playing Fields in 2012/13 they left rubbish, debris, waste, and deterioration to a local green space. Sadly true of most traveller sites.

"Nowadays people know the price of everything and the value of nothing". Green Belt is vital and precious. Once lost for future generations and will not be replaced by developers.

We understand the need for housing, schools, hospitals and infrastructure. Are the Developers investing these also alongside their building investments?

Please protect our few remaining green spaces on the borough map, by making better use of brown field sites.

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3775/01/006/DM43.4/O Mr & Mrs Barnes

Object

DM43.4  
548

We are objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council will not keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. We are also objecting to any of these five sites being used for residential development.

Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure could not cope with the additional traffic.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

Object Soundness - DM43.4  
Justified 548

I am writing this email to voice my deep concern about the planned development in the private estate that I have lived in for many years , namely:

•Ref 541, Ref 542, Ref 548, Ref 128 and Ref 504 – all on Shirley Oaks Village private estate.

Firstly, it would have been nice to be informed about any planning ideas in writing rather than see small notices pinned to lamp post around the estate. I would also like to draw your attention that our land was designated by Croydon Council in 1985 as 'Amenity Open Land' for the residents and for which we pay a quarterly fee for maintenance of the green open land, but more importantly can I bring to your notice that this land was transferred to the Shirley Oaks Management Company, with each property owner as a shareholder in that company. This land is for our use and not for developing a concrete jungle on every single green inch of land in Croydon.

The Shirley Oaks estate has a great community spirit and has become a real sought after location for families to live due to the community nature and the lovely open land that we have, by developing on this land you will be taking away all of the good that has been built up over the years by the many residents we have as well as making the village overcrowded, bringing in more traffic thus resulting in more danger on the main Primrose Lane for people crossing and driving, congestion for parking and so on. I can also bring to your attention that we have already had a couple of fatalities on that main road that runs through the village and this will make it worse for the safety of our kids.

I am sure you have now had many hundreds of emails from residents like myself voicing the same concerns with your planning proposals!

This land belongs to us as residents so I feel its harsh to take this away and start your own developments.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3785/01/005/DM43.4/O	Jenny Greenland	Object		DM43.4 548	I object to the de-designation of the site in Shirley as MOL. If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I enjoy this space every weekend and meet many like minded people. I also be object to the site being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic as it struggles now. I am happy for the Council to replace under-used garages with much-needed homes, but I object to building on open space.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3789/01/006/DM43.4/O	Mr Paul Slaughter	Object	Soundness - Justified	DM43.4 548	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3792/01/009/DM43.4/O	Mr Simon Bradley	Object		DM43.4 548	To save you looking it up, and to help you identify my specific objections, the five sites mentioned so far and to which I wish to object as being detrimental to the character of the area are: Land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 548).		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3793/01/008/DM43.4/O	Mr Stephen Barnes	Object	DM43.4 548	<p>Second, the Council plans to de-designate the Metropolitan Open Land on either side of Shirley Oaks Road and all around Shirley Oaks Village (page 68, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals). Metropolitan Open Land has the same protection from development as the Green Belt. The Council is proposing to remove this designation so that most of this land can be used for new housing. The draft Local Plan identifies five sites: - land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 548).</p> <p>I object to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I also object to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
3803/01/006/DM43.4/O	Mr Denis Perrott	Object	DM43.4 548	<p>I object to the use of the Land to the rear of 5-13 Honeysuckle Gardens reference number 548 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>

3804/01/045/DM43.4/O	Cllr L Hale <i>London Borough of Croydon</i>	Object	DM43.4 548	Site 548, Land to the rear of 5-13 Honeysuckle Gardens, is identified as suitable for 59-125 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Tower View, Edgewood View and Primrose Lane	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
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I write to you with my objections to the proposed Croydon Local Plan, specifically on the points below.

- the land at Poppy Lane is identified as suitable for 51 to 107 homes (pages 445-446, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 128);
- Stroud Green Pumping Station, 140 Primrose Lane, including the conversion of the locally-listed pumping station, is identified as suitable for 26 to 68 homes (pages 451-452, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 504);
- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House is identified as suitable for 80-215 homes (pages 453-454, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 541);
- land to the west of Shirley Oaks Road is identified as suitable for 88-236 homes (pages 455-456, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 542); and
- land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 548).

I object to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I also be object to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3809/01/007/DM43.4/O	Mr Ian Leonard	Object		DM43.4 548	Land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 548). I object to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council will not keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I also object to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, thereby disastrously changing the character of the area, additionally, the local road infrastructure will not be able to cope with the additional traffic	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3820/01/005/DM43.4/O	Mrs & Mrs Linter	Object		DM43.4 548	I object to land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 548).	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3823/01/006/DM43.4/O	Mr Ross Aitken	Object		DM43.4 548	I would like to object to these proposals: Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 548	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3825/01/005/DM43.4/S	Yasmeen Hanifa	Support	Soundness - Justified	DM43.4 548	I write to you having received this email from Gavin Barwell MP, the tone of which I find inflammatory and discriminatory towards the Gypsy and Traveller communities, and smacks of "not in my backyard".  I write as a resident of Addiscombe who recognises the huge problem of lack of affordable housing to buy and to rent in London promulgated by this Conservative government and the previous coalition government.  I fully support Croydon Council's proposals.	Welcome support	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3826/01/008/DM43.4/O	Ms L Pinkney	Object	DM43.4 548	I object to site 548	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3827/01/005/DM43.4/C	Ms L Sasankhan		DM43.4 548	<p>I am resident at 35 Primrose Lane, Shirley Oaks Village, along with 4 other members of my family.</p> <p>I am writing to express my objection/disagreement to the following:</p> <ol style="list-style-type: none"> <li>1. de-designation of the Metropolitan Open Land around Shirley Oaks Village</li> <li>2. The use of the following five sites for housing: Land at Poppy Lane ref 128 Stroud Green Pumping Station, ref 504 land to east of Shirley Oaks Roaf and to the rear of Beech House and Ash House, ref 541 Land to the west of Shirley Oaks Road, ref 542 Land to the rear of 5-13 Honeysuckle Gardens, ref 548</li> </ol>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3844/01/008/DM43.4/O	Lee Kirby-Walker	Object	DM43.4 548	<p>I am writing to object to: The use of the following five sites for housing</p> <ul style="list-style-type: none"> <li>• Land at Poppy Lane reference number 128</li> <li>• Stroud Green Pumping Station, 140 Primrose Lane reference number 504</li> <li>• Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541</li> <li>• Land to the west of Shirley Oaks Road reference number 542 and</li> <li>• Land to the rear of 5-13 Honeysuckle Gardens reference number 548</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated a Local Green Spaces.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3845/01/006/DM43.4/O	Mr M Foster	Object	DM43.4 548	<p>I wish to lodge an objection to all five sites where the decision to de-designate this land as Metropolitan Open space land and to build housing upon them, not only would we be losing vital open space and change the very character of the area, I believe the local road infrastructure would not cope with any more traffic, why must the council continue to try and ruin areas that people like.</p> <p>At the moment this area has a rural feel to it, nice green spaces and an open aspect which we would lose if these plans were to go ahead. I would ask the council to think very hard before implementing these plans before we have another area that people want to move out of instead of to, these plans will not improve the area quite the reverse, where at the moment people like to live here.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
3853/01/005/DM43.4/O	Miss Rebecca Thomas	Object	DM43.4 548	<p>I email to express my formal concern and objection to the proposal to build additional housing in the green areas of Shirley Oaks Village.</p> <p>I currently reside in Beckenham, 1 Hamilton House, Orchard Way, BR33ER, on the Shirley border, and was previously a resident of Shirley for 30 years.</p> <p>The addition of these houses will not only bring down the area's reputation, spoil views from current properties but also cause additional congestion to an already busy area. We should be looking to preserve our green areas, and Shirley Oaks Village should remain just that, a village!</p> <p>I believe that the Wickham Road has already been flagged as one of the busiest roads in the area, with a fatal road accident occurring both this year and last. Additional housing/congestion will only add to this danger.</p> <p>This proposal will cause residents of the local area to be driven from their homes unfairly, I am sure that they did not purchase properties to be overlooked and to lose the view of the land that they have been paying to maintain for, in most cases, a number of years.</p> <p>I am contactable on my home address/phone should wish me to validate my views further.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>

3854/01/005/DM43.4/O	Ms M Torres Ward	Object		DM43.4 548	I am writing to express my objection to the planning proposals in the Shirley Oaks area. The land has been set aside for our use as we have very undersized gardens on the estate and we have also paid to keep those areas in a well maintained condition. The road around Shirley Oaks only has 2 exits as well, so would make it very congested as there are only 2 options for traffic to leave and enter and there are already a lot of problems at the Wickham Road end as people drive in and out.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3858/01/008/DM43.4/O	Mr Nicholas Barnes	Object	Soundness - Justified	DM43.4 548	Having read both local plans for the Shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.  None of these plans will benefit Shirley and I object to them all.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3860/01/004/DM43.4/O	Mr M Lockyear	Object		DM43.4 548	I wish to register my objection to these proposals for the following reasons: I purchased my property on the understanding that all the open grassed land surrounding the village was designated by Croydon Council in 1985 as "Amenity Open Land" because of our under-sized gardens and transferred to the Management Company, with each property owner as a shareholder in that company.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

Object Soundness - DM43.4  
Justified 548

With regard to the 'very scant' notices that have been posted on Shirley Oaks Village, in places that are not in visible of all residents, I must object VERY STRONGLY to these plans.

(1) The land is owned by the residents with a covenant on it. Our houses are condensed with tiny gardens, the compensation for which is the open ground (owned by all residents) that we are able to use. My understanding is that the original development was curtailed by the then council because of the density of housing/population on Shirley Oaks.

(2) Drainage on Shirley Oaks is very poor. I am given to understand that the water table is very high and indeed during the winter months the open spaces are sodden, holding water which could probably present a flooding problem. It is so bad in some places that the ducks move in!

(3) Could the services (sewerage etc) really support the number of properties proposed. There have already problems from time to time, especially down Shirley Oaks Road.

(4) Realistically, whatever type of property would be built, you could expect an average of two cars per dwelling. Shirley Oaks Road/Primrose Lane are extremely hazardous and would not be able to sustain another probably 500/1000 cars. Where would people park. There are enough problems on here already with regard to parking, deliveries etc. Both Shirley Oaks Road at the Wickham Road end and Primrose Road at the Shirley Road end are used as car parks and quite often it takes a bit of delicate manoeuvring to get round, especially if you meet a bus.

(5) Planning permission has been refused for the plot in Poppy Lane (128) a number of times. The area was declared as a nature reserve some time back and I was unaware that this had changed. Part of the reason for the last planning application was the high water table, so how come there has been a change of mind?

Change

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3876/01/006/DM43.4/O	Edwina Morris	Object	DM43.4 548	<p>I object to the use of the Land to the rear of 5-13 Honeysuckle Gardens reference number 548 for housing:</p> <p>We think that sites 548, 128, 504, 541 and 548 should be retained as Metropolitan Open Land, but if not they should be designated as Local Green Spaces.</p> <p>We consider that building housing on these sites will result in the loss of a vital green corridor between Shirley Oaks and the surrounding areas and will change the character of the area. It will also over-burden the local road infrastructure, which already suffers from heavy congestion during morning and evening periods.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
3885/01/006/DM43.4/O	Mrs Barbara Cumming	Object	DM43.4 548	<p>I object to the planned five sites being used for residential development in Shirley, Croydon: Land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes.</p> <p>Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure will not be able to cope with the additional traffic.</p> <p>Whilst I agree that we desperately need new housing, it should be built on brownfield sites - not our remaining precious green spaces!</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
3892/01/005/DM43.4/O	Ms M Bailey	Object	DM43.4 548	<p>The Metropolitan Open Land on either side of Shirley Oaks and all around Shirley Oaks Village should not be de-designated, but designated as Local Green space. It is very important that Croydon needs green spaces as these give the feeling of openness and a pleasant environment in which to live.</p> <p>Upwards of approximately 700 hundred odd homes could be built in this area which will lead to possible flooding of areas as rain water will not be able to drain away as easily as it would if it was left as a green belt area. Secondly the local road infrastructure would not be able to cope with the additional traffic stemming from these additional homes, and this includes public transport. Thirdly are the NHS facilities in the area able to cope with this large influx?</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>

3893/01/006/DM43.4/O	Jan Payne	Object		DM43.4 548	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
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3895/01/005/DM43.4/O	Mr & Mrs Asfahani	Object	Soundness - Justified	DM43.4 548	<p>Every year we get proposals and consultations for building more homes or structures on Shirley Oaks green land. But must admit the above proposal is the worst and the most ridiculous so far. From what we read, the proposal suggests to build around 750 new homes on what's left of green patches in the village.</p> <p>The village is already over crowded with Shirley Oaks road and Primrose road looking like a huge PARKING LOT throughout the day. One cannot begin to imagine what it would like with more residents and obviously with at least double the number of cars to that of the number of the new homes proposed.</p> <p>We bought our property back in 1989, paying above market value at the time, for the sole purpose that the village is quiet and has some green land. Our home was one of the last phases of any buildings to be erected in the village, or so we were promised and confirmed in writing. Since then, a synagogue was built, bus 367 goes through the narrow winding road, every year for the last few years we get proposals to use our green land for one suggestion or another and now this proposal.</p> <p>We completely oppose this proposal and hope that the council will appreciate that it's not all about the money and just building more houses, but quality of life matters just the same. On one hand the government and councils encourage and push people to plant more trees, grow their veg, recycle etc... Yet on the other hand come up with proposals to use every last green patch to build more structures and homes.. Doesn't make any sense.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
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3897/01/035/DM43.4/O	Cllr M Neal	Object		DM43.4 548	Site 548, Land to the rear of 5-13 Honeysuckle Gardens, is identified as suitable for 59-125 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Tower View, Edgewood View and Primrose Lane	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3899/02/006/DM43.4/O	Ms E Rudduck	Object		DM43.4 548	<p>I object to the use of the Land to the rear of 5-13 Honeysuckle Gardens reference number 548 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3901/01/006/DM43.4/O	Mr & Mrs Frederick Banjo	Object	Soundness - Justified	DM43.4 548	<p>As property owners/Residents and shareholders in the company that manages Shirley Oaks Village, we are writing to state our objection to the above mentioned proposal</p> <p>The land/s in question is designated as 'Amenity open Land' for the use of the property owners and residents of shirley oaks village and must not be built upon.</p> <p>The proposal to build on these lands will simply destroy the peace &amp; tranquillity of the village. The enjoyment of the open land by residents will be lost not to mentioned the increased traffic situation amongst other things</p> <p>We strongly object to these proposals to build upon these lands.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3923/01/005/DM43.4/O	Ms A Smithers	Object	DM43.4 548	The planning permissions proposals below I object to ref 548- I object to this as Shirley oaks village and surrounding areas are lovely and people go there for their green space to walk their dogs and have a nice time. This would ruin the whole area and what it currently stands for and I amongst many will be upset if the green areas are built on. I	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3926/01/005/DM43.4/O	Mr & Mrs Peter & Brenda Mullings	Object	DM43.4 548	We object to the proposals for this site.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3933/01/006/DM43.4/O	Mr & Mrs Thacker	Object	DM43.4 548	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3942/01/006/DM43.4/O	Mr Scott Hunter	Object	DM43.4 548	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3943/01/006/DM43.4/O	Mr Steve Murray	Object	DM43.4 548	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3948/01/006/DM43.4/O Mr C Rudduck	Object	DM43.4 548	<p>I object to the use of the Land to the rear of 5-13 Honeysuckle Gardens reference number 548 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
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3949/01/006/DM43.4/O Mr K Rudduck	Object	DM43.4 548	<p>I object to the use of the Land to the rear of 5-13 Honeysuckle Gardens reference number 548 for housing:</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.</p> <p>Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.</p> <p>I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
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3952/01/008/DM43.4/O	Mrs J Jeffery-Reynolds	Object	DM43.4 548	<p>Reference Policy Numbers:- DM31.4 DM28 DM2</p> <p>Reference:- 128 504 541 542 548</p> <p>I am a resident of Shirley and strongly object to the current proposals to build on green belt land on the Shirley Oaks and surrounding areas.</p> <p>There are plenty of brown sites that are unoccupied and could fulfill the purpose of providing new homes. Shirley is already tight for school places. St John's, in Spring Park Road, is increasing to 2 form entry already with the number of children living locally requiring education. The 367 bus serving the Shirley Oaks Village is infrequent and much more transport will be required. Parking is already a nightmare and with the lack of parking contemplated with the new build supply the problem will only get worse. There will be an incredible build up of traffic on the already congested Wickham Road and other local roads.</p> <p>I believe this proposed building of traveller's sites and homes will change the whole ethos of Shirley and cause resentment and the lowering of living standards. This is a particular area of standard housing and should not be changed by the building of blocks of houses. Garden land should not be built on and this is an inappropriate development and should not be allowed to go ahead. Metropolitan Open Land has the same protection as the Green Belt and the rules should be followed accordingly..</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
3954/01/004/DM43.4/O	Mrs L McLoughlin	Object	DM43.4 548	<p>Having lived on Shirley Oaks for almost 30 years, I strongly feel that any changes to the current planning policies would have serious and negative consequences for the current residents. Not only would properties lose significant value, the estate would also lose its 'village-like' feel that lead us to move there in the first place. We were also told at the time of purchase that Shirley Oaks would always remain as metropolitan open land, and this also heavily influenced our purchase. To add to this, there is also the issue of increased traffic through the estate. There was a fatal accident only a couple of years ago by the bend of Poppy Lane and I feel that with the prospect of even more houses being added to the estate there will be a significantly higher risk of further accidents</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>

I object on the grounds of appalling over crowding, your plan would bring at least 2000 more vehicles onto the estate. It is already nearly impossibly to get in and out of the estate by car at rush hours. The roads on the estate can barely cope as it is with the bus route. The extra vehicles would include many commercial vans which would be parked over night and weekends causing havoc on the narrow roads of the estate. A single bus route as at present running every 20mins. causes problems how do you intend to increase public services more bus routes and more frequent timetables....more chaos! I along with others pay to maintain and the open space as a share holder. Your proposal would seriously devalue our properties and I for one will be seeking serious compensation for this, I trust Croydon has very big capital reserves to meet our legal challenges and compensation. Our gardens are small this is why the land has been designated open land so we have some open space in common with the surrounding houses. Your plans are ill conceived and will effectively destroy Croydon further. There are large areas of open land in Addington which Croydon could use and I presume already own without spending our money attempting to purchase land which will be extremely costly to Croydon in terms of the compensation that you will need to pay out and in the legal fees entailed.

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3970/01/005/DM43.4/O	Mr N Oratis	Object	DM43.4 548	I object to the decision to de-designate this land as metropolitan open land for the use of residential development for the following reasons. I would first like to begin with reference number 548. This area sits beautifully behind my home, I have a lovely view of the park as do many of my neighbours. I do not want this area to be demolished as I love the character as do visitors and neighbours. This area is used every day and regularly by myself, family members, neighbours friends and countless visitors wanting to take there dog for a walk or spending time with family and kids. This area has amazing character with huge green, tall trees, a small walk bridge with a lake underneath for people passing by to enjoy. There would also be disturbance and loss of wildlife as there is evidence of badgers in this location and also in the above reference numbers. Ref 548, 542, 541, and 128 are owned by Shirley oaks management. 488 residents are shareholders in this company. There was a decision in 1985 for this land to be open for use by the local residents because the gardens of all homes were considered small.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
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3978/01/011/DM43.4/O	Ms S Ikpa	Object	DM43.4 548	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
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3992/01/006/DM43.4/O	Patricia Wood	Object	Soundness - Justified	DM43.4 548	<p>I am writing to object to the de-designation of Metropolitan Open Land around Shirley Oaks Village; in particular to the use of the following five sites for housing:</p> <p>i) land at Poppy Lane reference number 128  ii) Stroud Green Pumping Station, 140 Primrose Lane reference number 504  iii) land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541  iv) land to the west of Shirley Oaks Road reference number 542  v) land to the rear of Honeysuckle Gardens reference number 548</p>	If the Council cannot keep this land as Metropolitan Open Land, these five sites should be at least designated as Local Green Spaces.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
3993/01/004/DM43.4/O	Mr P Andrews	Object	Soundness - Justified	DM43.4 548	<p>I wholly disagree with the plans to develop the land on Shirley Oaks Village.</p> <p>This is metropolitan land and will not be built on.</p>		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3997/01/006/DM43.4/O Mr P Fitzpatrick	Object	Soundness - Justified	DM43.4 548	<p>I am therefore writing to formally object to:</p> <ol style="list-style-type: none"> <li>1. de-designation of the Metropolitan Open Land around Shirley Oaks Village;</li> <li>2. the use of the following five sites for housing; <ul style="list-style-type: none"> <li>land at Poppy Lane REFERENCE NO. 128;</li> <li>Stroud Green Pumping Station, 140 Primrose Lane REFERENCE NUMBER 504;</li> <li>land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House REFERENCE NUMBER 541;</li> <li>land to the west of Shirley Oaks Road REFERENCE NUMBER 542, and</li> <li>land to the rear of 5-13 Honeysuckle Gardens REFERENCE NUMBER 548.</li> </ul> </li> </ol> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building houses on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built upon. Why has Shirley Oaks been singled out in this way?</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>
4002/01/006/DM43.4/O Mr & Mrs Turner	Object		DM43.4 548	<p>We are writing to object to the following sites for housing and traveller sites. (548)</p>	Change	<p>As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.</p>

4007/01/007/DM43.4/O	Mr R Horton	Object		DM43.4 548	I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4008/01/006/DM43.4/O	Mr R Kiley	Object	Soundness - Justified	DM43.4 548	am writing this email to register my objection to the misuse of building on green belt land in Shirley, and elsewhere. All our lives are stressful now and we need these green belt areas to maintain our quality of life. I am objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection. I will also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4010/01/006/DM43.4/O	Mr R Morley-Smith	Object	Soundness - Justified	DM43.4 548	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4022/01/009/DM43.4/O	Mr & Mrs Ewin	Object	Soundness - Justified	DM43.4 548	Objection to Croydon Council's proposal to provide sites for travellers & the building of houses, etc on green land in Shirley & other areas.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

4033/01/007/DM43.4/C	Ms L Sasankan			DM43.4 548	<p>am a resident at 35 Primrose Lane, Shirley Oaks Village, along with 4 other members of my family.</p> <p>I am writing to express my objection/disagreement to the following: Object to the . de-designation of the Metropolitan Open Land around Shirley Oaks Village and in particular to the use of the following five sites for housing: Land at Poppy Lane ref 128 Stroud Green Pumping Station, ref 504 land to east of Shirley Oaks Roaf and to the rear of Beech House and Ash House, ref 541 Land to the west of Shirley Oaks Road, ref 542 Land to the rear of 5-13 Honeysuckle Gardens, ref 548</p>		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4035/01/007/DM43.4/O	Ms S Reghu	Object		DM43.4 548	<p>I am writing to express my objection/disagreement to the following: 2. The use of the following five sites for housing: Land at Poppy Lane ref 128 Stroud Green Pumping Station, ref 504 land to east of Shirley Oaks Road and to the rear of Beech House and Ash House, ref 541 Land to the west of Shirley Oaks Road, ref 542 Land to the rear of 5-13 Honeysuckle Gardens, ref 548</p>		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4036/01/006/DM43.4/O	Ms S Wheeler-Kiley	Object	Soundness - Justified	DM43.4 548	<p>Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.</p>	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4039/01/005/DM43.4/O	Mrs S Smithers	Object		DM43.4 548	<p>The planning permissions proposals below I object to ref 548. We don't want building on the green areas in Shirley oaks people live there because they have choose a quiet place with green areas good for their mental and physical well being. this is a place for others to enjoy as well as residents there is no where else the same as this in Croydon.</p>		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

4040/01/005/DM43.4/O	Mrs S Smithers	Object	DM43.4 548	The planning permissions proposals below I object to ref 548 Shirley Oaks Village is lovely I go walking round the green areas there and this is such a lovely area. We do not want houses built here and to loose our land that we really like to use.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4041/01/008/DM43.4/O	Mr s Hilu Abdo	Object	DM43.4 548	Ref: 541, 542, 548, 128 and 504 in Shirley Oaks Village I was shocked to learn about the changes proposed to our grass areas. These changes, if implemented, will change the very nature of our village. It will not only deprive the residents of very essential open green areas, but it will make the whole place very crowded, much more polluted and quite uglier. This would rob us of essential attractions that made us come to this village in the first place. I strongly object to any of these changes and trust that every resident on this estate feels the way I feel. I did not speak to everyone, but the many I spoke with feel as strongly as I do towards this unfair proposal. I have been living in this village with my family since 1985, I would like to see the Croydon Council improve it rather than ruin it. I hope the Council will reconsider its plans.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:

1. de-designation of the Metropolitan Open Land around Shirley Oaks Village;

2. the use of the following five sites for housing:

- land at Poppy Lane reference number 128;

- Stroud Green Pumping Station, 140 Primrose Lane reference number 504;

- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;

- land to the west of Shirley Oaks Road reference number 542; and

- land to the rear of 5-13 Honeysuckle Gardens reference number 548.

If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?

3. the use of the following locations as gypsy/traveller sites:

- Coombe Farm off Oaks Road reference number 502;

- Coombe Lodge Nurseries off Conduit Lane reference number 661; and

- Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;

As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

of Nature Conservation Interest.  
Policy E of Planning Policy for  
Traveller Sites, published by the  
Government in August, says very  
clearly:

“Traveller sites (temporary or  
permanent) in the Green Belt are  
inappropriate development”.

The Council's approach is clearly in  
breach of that policy. All three sites  
are also some distance from public  
services and they are all in the same  
part of the borough (two are in  
Heathfield ward, one just over the  
border in Croham). Why has  
Heathfield been singled out in this  
way? If the Council really needs, as  
it claims, to quadruple the number of  
gypsy/traveller sites in the borough -  
which I would question - they should  
look elsewhere (for example, off the  
Purley Way where the existing site is);

4.focussed intensification associated  
with gradual change of an area's  
local character under Policy DM31.4  
of the Shirley Road Shopping  
Parade, Shirley local centre and  
Forestdale. Shirley Road Shopping  
Parade is surely worthy of protecting  
rather than replacing with medium-  
rise blocks? Shirley local centre is  
defined not just as a stretch of the  
Wickham Road (where some  
intensification may be appropriate)  
but Ridgemount Avenue, Wickham  
Avenue, Peregrine Gardens, West  
Way Gardens, the northern section of  
Hartland Way and the western parts  
of Bennetts Way and Devonshire  
Way. Replacing the largely semi-  
detached buildings in these  
residential roads with medium-rise  
blocks would completely change the  
character of Shirley. Replacing the  
largely terraced housing and small  
blocks of flats in Forestdale with  
medium-sized blocks would  
completely change that area too;

5.Policy DM2 on development on  
garden land, which is too subjective  
and therefore too weak. There  
should be a much stronger  
presumption against development on  
garden land; and

6.Policy DM28, which should allow  
higher levels of parking in  
developments of low public transport  
accessibility. Restricting parking  
spaces in such areas doesn't lead to  
fewer people owning their own car; it  
just leads to greater competition for  
existing spaces.

4051/01/007/DM43.4/O	Mr Matt Knight	Object	DM43.4 548	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4053/01/006/DM43.4/O	Mr S Sasankan	Object	DM43.4 548	<p>I am resident at 35 Primrose Lane, Shirley Oaks Village, along with 4 other members of my family.</p> <p>I am writing to express my objection/disagreement to the following: object to</p> <ol style="list-style-type: none"> <li>de-designation of the Metropolitan Open Land around Shirley Oaks Village</li> <li>The use of the following five sites for housing: Land at Poppy Lane ref 128 Stroud Green Pumping Station, ref 504 land to east of Shirley Oaks Roaf and to the rear of Beech House and Ash House, ref 541 Land to the west of Shirley Oaks Road, ref 542 Land to the rear of 5-13 Honeysuckle Gardens, ref 548</li> </ol>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4058/01/006/DM43.4/O	Mrs Mary Gray	Object	DM43.4 548	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4059/01/006/DM43.4/O	Shirley Lidbury	Object	DM43.4 548	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

4062/01/006/DM43.4/O	Mr & Mrs Keith & Susan Hobbs	Object		DM43.4 548	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4063/01/005/DM43.4/O	Mr & Mrs Whitehead	Object	Soundness - Justified	DM43.4 548	<p>As residents whose small rear garden backs onto part of the Shirley Oaks Metropolitan Open Land, we know full well what impact proposals 128, 504, 541, 542 and 548 would have to the area.</p> <p>There would be an increase in noise from 1) the building work, 2) increased traffic</p> <p>There would be a substantial impact on the road system. Wickham Road already gets gridlocked at rush hours and school start/end times. The roads into Shirley Oaks are already too narrow for cars to pass if there are any cars parked, which there are always many of since the majority of driveways are too short to accommodate reasonable size car parking for many.</p> <p>Shirley Road also has a problem with queuing traffic towards Long Lane which will also be compounded by these proposals.</p> <p>These developments would increase the drainage issues this area suffers from. The whole area is built on London clay and regularly these areas suffer standing water which has gone through our property in the past. Increasing the density of building in Shirley Oaks will increase this problem too.</p> <p>The lands around Shirley Oaks remain because of the compact nature of the village, whose properties, as well as our own, have small garden areas and as such these areas are used daily for sports activities, exercise and dog walking.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

4065/01/006/DM43.4/O	Mr Clive Jarvis	Object	DM43.4 548	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4066/01/010/DM43.4/O	Dr Chandra Pawa	Object	DM43.4 548	the use of land to the rear of 5-13 Honeysuckle Gardens site reference number 548 for housing. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area;	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4067/01/006/DM43.4/O	Mrs Marilyn Loader	Object	DM43.4 548	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4068/01/006/DM43.4/O	Mr S Soundararajan	Object	DM43.4 548	I am writing to object to strongly the De-designation of the following five pieces of land as Metropolitan Open Land and their proposed use as housing  Land to the rear of 5-13 Honeysuckle Gardens reference number 548- the above site is owned by the residents of Shirley Oaks Village through the Shirley Oaks Management Company in which every freeholder has a share. The land in question is . Land to the rear of 5-13 Honeysuckle Gardens reference number 548  Your proposal will lead to a huge set of issues for the local residents. I strongly object to the plan and proposal	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

4071/01/004/DM43.4/O	Mr & Mrs Tross	Object	DM43.4 548	Given the existing levels of brownfield sites in the area, these should be exhausted before encroaching on areas that would significantly alter the character of the area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4075/01/005/DM43.4/O	Kaljit Gata-Aura	Object	DM43.4 548	The planning permissions proposals below I object to ref 548 I have friends who live in Shirley oaks village and I know them and myself along with many others all object to the proposals to build on the green areas. This grass area is used by many and would totally change the area if built on and we don't want it. Part of the charm of this area is those green areas and it has something that you don't find often in Croydon so please let us keep the green areas as we all object to them being built	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4079/01/011/DM43.4/O	Melissa Chu	Object	DM43.4 548	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4083/01/007/DM43.4/O	Mr Reuben Gata-Aura	Object	DM43.4 548	The use of the following five sites for housing: land at Poppy Lane - Ref 128 Stroud Green Pumping Stn - Ref 504 land to east of Shirley Oaks Road - Ref 541 land to west of Shirley Oaks Road - Ref 542 land to rear of Honeysuckle Gdns - Ref 548 If the Council will not keep them as MOP - these 5 sites should at least be designated as Local Green Spaces	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

4089/01/005/DM43.4/O	Victoria Moore	Object		DM43.4 548	land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 548		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4096/01/008/DM43.4/O	Mr Vince Hemment	Object		DM43.4 548	I am therefore writing to formally object to: de-designation of the Metropolitan Open Land around Shirley Oaks Village; the use of the following five sites for housing: - land at Poppy Lane reference number 128; - Stroud Green Pumping Station, 140 Primrose Lane reference number 504; - land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541; - land to the west of Shirley Oaks Road reference number 542; and - land to the rear of 5-13 Honeysuckle Gardens reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4104/01/006/DM43.4/O	Terrence & Jacqueline Spriggs	Object	Soundness - Justified	DM43.4 548	Objecting to the decision to de-designate this land as Metropolitan Open Land (MOL). Also be objecting to any of these five sites being used for residential development. Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure couldn't cope with the additional traffic.	If the Council won't keep it as MOL, it should at least designate it as Local Green Space so that it has some protection.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

4112/01/008/DM43.4/O	Ms V Cruickshank	Object		DM43.4 548	I object to the use of the following five sites for housing: Land at Poppy Lane: reference number 128; Stroud Green Pumping Station, 140 Primrose Lane: reference number 504; Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House; reference number 541; Land to the west of Shirley Oaks Road; reference number 542; and Land to the rear of 5 – 13 Honeysuckle Gardens; reference number 548.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4117/01/056/DM43.4/O	Cllr S Brew	Object		DM43.4 548	I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4117/01/037/DM43.4/O	Cllr S Brew	Object		DM43.4 548	Site 548, Land to the rear of 5-13 Honeysuckle Gardens, is identified as suitable for 59-125 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Tower View, Edgewood View and Primrose Lane;	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4125/01/044/DM43.4/O	Councillor M Fisher	Object	Soundness - Justified	DM43.4 548	Site 548, Land to the rear of 5-13 Honeysuckle Gardens, is identified as suitable for 59-125 homes. This land should not be de-designated as Metropolitan Open Land as it is a vital green corridor between Shirley Oaks and the surrounding areas, providing much loved and well used amenity space. This would total change the character of the area and have a great impact on the local road infrastructure impacting Tower View, Edgewood View and Primrose Lane.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

4126/01/006/DM43.4/O	Mr Christopher Swan	Object	DM43.4 548	land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 548). Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure will not be able to cope with the additional traffic.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4129/01/006/DM43.4/O	Mr Edward Swan	Object	DM43.4 548	I would like to strongly object to the planned five sites being used for residential development in Shirley, Croydon: land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-1 25 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 548). Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure will not be able to cope with the additional traffic.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4137/01/006/DM43.4/O	Mrs S Rudduck	Object	DM43.4 548	I object to the use of the •Land to the rear of 5-13 Honeysuckle Gardens reference number 548 for housing:  If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.  Developing these sites with the amount of homes suggested would increase the volume of traffic in an area which is already congested in morning and afternoon rush hours and would put increased pressures on local schools and public transport.  I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

4138/02/005/DM43.4/O	Ms S Rao	Object		DM43.4 548	The use of the land to the rear of Honeysuckle Gardens (site ref 548) for housing		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4145/01/006/DM43.4/O	Mr & Mrs Andrews	Object	Soundness - Justified	DM43.4 548	I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to: 2. the use of the following five sites for housing: • land at Poppy Lane reference number 128; • Stroud Green Pumping Station, 140 Primrose Lane reference number 504; • land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541; • land to the west of Shirley Oaks Road reference number 542; and • land to the rear of 5-13 Honeysuckle Gardens reference number 548.	If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4146/01/006/DM43.4/O	Mr & Mrs Carpenter	Object		DM43.4 548	These proposals to build up to 750 homes on land (assuming it is de-designated) will mean the loss of vital open spaces and will place burdens on local transport, roads, schools and medical facilities which are already under pressure.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

4147/01/005/DM43.4/O Mr & Mrs A Catherall

Object

DM43.4  
548

The de-designation of Metropolitan Open Land status on Shirley Oak will be vigorously opposed. I can see no reasoned explanation in the planning document for such a course of action nor is there any evidence of the thinking of the Council in the previous plan or 2012 Inspector's Report to explain how MOL status has been revisited with the conclusion that MOL designation be withdrawn. It also seems to have escaped the planning process that Shirley Oaks is governed by a Section 52 Agreement under the 1971 Town and Country Planning Act controlling development of the 'amenity lands' on Shirley Oaks. Further, the land is owned by the 488 Shirley Oaks resident property owners as shareholders of Shirley Oaks Management Ltd that owns the land. There is, therefore, no likelihood of the land ever being sold voluntarily. In summary, this part of the proposed Local Plan is undeliverable.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

We are writing to object to the proposals to:

1. de-designate the Metropolitan Open Land around Shirley Oaks Village.
2. the use of the following sites for housing:
  - land at Poppy Lane reference number 128;
  - Stroud Green Pumping Station, 140 Primrose Lane reference number 504;
  - land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;
  - land to the West of Shirley Oaks Road reference number 542;
  - land to the rear of 5-13 Honeysuckle Gardens reference number 548;

The Shirley Oaks Village site currently provides a balance of high density housing offset by areas of green space. The proposals for de-designation of the Metropolitan Open Land and additional housing on the areas of green space would disrupt that balance and greatly increase the density of housing to an unacceptable level. Access to the Shirley Oaks site is by way of Poppy Lane and Shirley Oaks Road which feed into Shirley Road and Wickham Road respectively. Both Shirley Road and Wickham Road are used heavily throughout the day and subject of long delays particularly at peak times. This has resulted in Poppy Lane and Shirley Oaks Road experiencing heavier traffic flows than they were designed for as commuters cut through between Shirley Road and Wickham Road.

Public transport within the Shirley Oaks site is limited to a small single decker bus due to the road infrastructure and road system. Whilst there are bus services which serve Shirley Road and Wickham Road these are already oversubscribed and subject to delay due to existing traffic congestion.

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

4161/01/011/DM43.4/O	Mr Trevor Watkins	Object	DM43.4 548	<p>The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4166/01/008/DM43.4/O	Carol Holmes	Object	DM43.4 548	<p>I object to both the de-designation and also to the subsequent house-building at the following sites:</p> <ul style="list-style-type: none"> <li>•Land at Poppy Lane (reference number 128);</li> <li>•Stroud Green Pumping Station, 140 Primrose Lane (reference number 504);</li> <li>•Land to the east of Shirley Oaks Road and to the rear of beech House and Ash House (reference number 541);</li> <li>•Land to the west of Shirley Oaks Road (reference number 541);</li> <li>•Land to the rear of 5-13 Honeysuckle Gardens (reference number 548).</li> </ul> <p>The very minimum designation for the proposed sites should be as Local Green Spaces, in order to give some protection against over-development</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4174/01/005/DM43.4/O	Mr B Williams	Object	DM43.4 548	<p>I object to the de-designation of the land as Metropolitan Open Land and its proposed use for housing. The open spaces are collectively designated as Metropolitan Open Land and provide several links in the Shirley Green Chain. They help to form the sort of network necessary to ensure the maintenance of the current range and diversity of our flora and fauna. In addition this is a floodplain. There is a sink pond to the rear of Honeysuckle Gardens and if this overflows any properties would be flooded. There is also the potential for flooding of future planned properties. The one road through Shirley Oaks Village could not cope with the additional traffic and its exit on to the A232 would cause yet another bottleneck on this already congested road.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

4200/01/006/DM43.4/O	Mr G Furmanski	Object	Soundness - Justified	DM43.4 548	<p>I am writing to object to the following matters in this document :-</p> <p>2. the use of the following five sites for housing</p> <p>a) Ref No. 128— land at Poppy Lane</p> <p>b) Ref No. 504— Stroud Green Pumping station</p> <p>c) Ref No. 541 — land to the east of Shirley Oaks Road and to the rear of Ash House and Beech House</p> <p>d) Ref No. 542 — land to the west of Shirley Oaks Road</p> <p>e) Ref No. 548— land to the rear of 5-13 Honeysuckle Gardens</p> <p>If the Council do not keep these sites as Metropolitan Open Land, then at least these five sites should be designated as Local Green Spaces.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4203/01/006/DM43.4/O	Mr J Beaven	Object	Soundness - Justified	DM43.4 548	<p>I am writing to submit my objection to:</p> <p>2. The use of the following five sites for housing:</p> <p>- Land at Poppy Lane, reference number 128</p> <p>- Stroud Green Pumping Station, 140 Primrose Lane, reference number 504</p> <p>- Land to the east of Shirley Oaks road and to the rear of Beech House and Ash House, reference number 541</p> <p>- Land to the west of Shirley Oaks Road, reference number 542, and</p> <p>- Land to the rear of 5-13 Honeysuckle Gardens, reference number 538.</p> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at a minimum be designated as Local Green spaces</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4205/01/002/DM43.4/O	Mr J Tenten	Object	Soundness - Justified	DM43.4 548	<p>This land is owned by Shirley Oaks Management Ltd of which I am a shareholder. There is a section 52 legal agreement in place which requires this site to be transferred to a management company and be held as amenity open space.</p> <p>The highway network is already at saturation point and in any event any proposed development would generate an unacceptable amount of traffic.</p> <p>The site has a high water table with water running off and flooding properties on the Mere End side of the site. Any development is likely to worsen this situation.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

4209/01/007/DM43.4/O	Mr & Mrs King	Object	DM43.4 548	I object of Policy DM43, reference Site 548 to/build new homes on land to the rear of Honeysuckle Gardens	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4213/01/007/DM43.4/O	Mr & Mrs DB Good	Object	DM43.4 548	I object of Policy DM43, reference Site 548 to/build new homes on land to the rear of Honeysuckle Gardens	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4218/01/007/DM43.4/O	Mr & Ms Morgan & Mason	Object	DM43.4 548	I object to the use of the site for housing. If the Council will not keep them as Metropolitan Open Land, these sites should at least be designated as Local Green Spaces	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4223/01/006/DM43.4/O	Mrs Mary Lane	Object	DM43.4 548	I object to the site for use as housing. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

4228/01/011/DM43.4/O	Sheila Newman	Object	DM43.4 548	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4232/01/007/DM43.4/O	Mr & Mrs Farrow	Object	DM43.4 548	1 object of Policy DM43, reference Site 548 to/build new homes on land to the rear of Honeysuckle Gardens	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4238/01/005/DM43.4/O	Miss b Hall	Object	DM43.4 548	As 541, 542 & 548 would consist of 750 residences, the present utilities, particularly the drains, are likely to be inadequate. I assume that provision will be made for Shirley Oaks Hospital to function during the building and afterwards with the increase in traffic pollution and NHS ambulance access to their base. Healthcare facilities for such an increase in local residents cannot be sustained for the area. If the Council will not keep bullet points 1 & 2 as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4244/01/006/DM43.4/O	Mr & Mrs Kelly	Object	DM43.4 548	1 object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

4245/01/006/DM43.4/O	Mr & Mrs Maguire	Object	DM43.4 548	I object to the use of the site for housing.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4268/01/011/DM43.4/O	Mr D Nesterovitch	Object	DM43.4 548	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4278/01/010/DM43.4/O	Mr Melvin Howard	Object	DM43.4 548	If the Council will not keep the site as MOL, the site should at least be designated as Local Green Space. Buildin on this site will not only mean the loss of vital green space it will over burden local services and road infrastructure.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4294/01/005/DM43.4/O	S Wallace	Object	DM43.4 548	I object to land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-125 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 548).	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

4305/01/007/DM43.4/O	Mrs Glenna Fullick	Object	DM43.4 548	I object of Policy DM43, reference Site 548 to/build new homes on land to the rear of Honeysuckle Gardens	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4308/01/006/DM43.4/O	Mrs Kathleen Swan	Object	DM43.4 548	I would like to strongly object to the planned five sites being used for residential development in Shirley, Croydon: land to the rear of 5-13 Honeysuckle Gardens is identified as suitable for 59-1 25 homes (pages 457-458, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 548). Not only would this entail the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of the area, the local road infrastructure will not be able to cope with the additional traffic.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4309/01/007/DM43.4/O	Mrs Rita Evans	Object	DM43.4 548	The proposal to de-designate Metropolitan Open Land around Shirley Oaks Village and use it for five housing sites surely flies in the face of current recommendations to preserve Green Belt equivalent land as a vital amenity and ecological asset?	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4312/01/007/DM43.4/O	Doreen Jansen	Object	DM43.4 548	Objection to site. Schools in the area are already over-subscribed , so the number of homes proposed will increase the problem	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

4317/02/001/DM43.4/O	Pauline Tenten	Object		DM43.4 548	I wish to object to the detailed proposal in policy DM43 in relation to land at the rear of 5-13 Honeysuckle Gardens, reference number 548	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4327/01/006/DM43.4/O	Mrs J Furmanska	Object	Soundness - Justified	DM43.4 548	I am writing to object to the following matters in this document :-  2. the use of the following five sites for housing a) Ref No. 128— land at Poppy Lane b) Ref No. 504— Stroud Green Pumping station c) Ref No. 541 — land to the east of Shirley Oaks Road and to the rear of Ash House and Beech House d) Ref No. 542 — land to the west of Shirley Oaks Road e) Ref No. 548— land to the rear of 5-13 Honeysuckle Gardens If the Council do not keep these sites as Metropolitan Open Land, then at least these five sites should be designated as Local Green Spaces.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4333/01/011/DM43.4/O	Mr P Bhanji	Object		DM43.4 548	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

4358/01/011/DM43.4/O	Ms B Fontaine	Object	DM43.4 548	The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4365/01/007/DM43.4/O	The Judge Family	Object	DM43.4 548	We object of Policy DM43, reference Site 548 to/build new homes on land to the rear of Honeysuckle Gardens	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4366/01/007/DM43.4/O	Ms Gemma Sturgeon	Object	DM43.4 548	I object of Policy DM43, reference Site 548 to/build new homes on land to the rear of Honeysuckle Gardens	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

3 Proposed Policy DM43 De-designation of Metropolitan Open Land around Shirley Oaks Road

I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least be designated as Local Green Space, for its protection from development.

This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form.

I also object to the following specific proposals for the building of new homes on this site, as detailed in Changes to the Policies Map arising from Proposals contained within the the Croydon Local Plan; Strategic Policies Partial Review and the Croydon Local Plan, Detailed Policies & Proposals:

- Policy DM43, reference 128 to build new homes at Poppy Lane
- Policy DM43, reference 504 to build new homes at Stroud Green
- Pumping Station (including the conversion of the pumping station which is a locally-listed building)
- Policy DM43, reference 542 to build new homes on land to the west of Shirley Oaks Road
- Policy DM43, reference 548 to build new homes on land to the rear of Honeysuckle Gardens

Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the already-stretched social and healthcare facilities would be overloaded.

Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the already-stretched social and healthcare facilities would be overloaded

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

4378/01/012/DM43.4/O	Jennifer Carrozzo	Object	DM43.4 548	<p>I am writing to object to the use of the following five sites for housing:</p> <ul style="list-style-type: none"> <li>-land at Poppy Lane site reference number 128;</li> <li>-Stroud Green Pumping Station, 140 Primrose Lane site reference number 504;</li> <li>-land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number 541;</li> <li>-land to the west of Shirley Oaks Road site reference number 542; and</li> <li>-land to the rear of 5-13 Honeysuckle Gardens site reference number 548;</li> </ul> <p>If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces;</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4384/01/011/DM43.4/O	Ms N Nesterovich	Object	DM43.4 548	<p>The use of the following five sites for housing: land at Poppy Lane site reference number 128, Stroud Green Pumping Station, 140 Primrose Lane site reference number 504, land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House site reference number S41, and to the west of Shirley Oaks Road site reference number 542; and land to the rear of 5-13 Honeysuckle Gardens site reference number 548. If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas and change the character of this area.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
4435/01/006/DM43.4/O	Mrs Janet Baine	Object	DM43.4 548	<p>I object to the use of the •Land to the rear of 5-13 Honeysuckle Gardens reference number 548 for housing:</p> <p>If the Council will not keep these areas as Metropolitan Open Land, they should at least be designated as Local Green Spaces.</p> <p>People choose to live on Shirley Oaks because of the peace and quiet: one such friend has had long-term illness but at least she knows she can be quiet there.</p>	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

I object to the use of the following five sites for housing - land at Poppy Lane reference number 128; Stroud Green Pumping Station, 140 Primrose Lane reference number 504; land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541; land to the west of Shirley Oaks Road reference number 542; and land to the rear of 5-13 Honeysuckle Gardens reference number 548; If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. The Council should focus on developing other land in the Croydon borough such as unused office blocks, derelict corporate buildings/factories/warehouses which have not been occupied for years instead of attacking the green areas which are enjoyed by the residents in their respective areas. The proposals to build circa 700 houses in such a small area will cause the following detrimental effects to the local residents: depreciation of the value of the houses purchased in the relevant areas, too much strain on the water and sewerage systems in the locality where there is already a high water table. This could result in undue flooding and drainage problems, structural problems in years to come as the land is not fit for such intensive building, increase in traffic on Shirley Road, Wickham Road, Lower Addiscombe and Addiscombe which is already congested. This will unduly increase pollution levels which are already toxic. This will undoubtedly cause an increase in the health problems of the people in the locality such as lung cancer and other respiratory illnesses which will in turn place greater stress on the NHS services, cause more people to take sick days which will result in lower incomes obtained and eventually less tax revenue generated. This will have a knock on effect on the economy which is to say at the very least, bleak, the three green spaces in the Shirley Oaks Village are owned by the 488 Freeholders. Each Freeholder owns one share in the nominee company, Shirley Oaks Management Limited which owns the land on behalf of its shareholders. Building upon this land would seriously undermine the value of the land purchased by the Freeholders and reduce quality of life. If the residents wanted to move, it would prove near impossible because of the resulting lower sale prices of their respective houses imposed by the Council's building plans. This would appear to be unfair

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for the Council to impose such hardship on the residents. I would urge the council to build upon land in the Croydon borough which is derelict and contains buildings which have not been used for years. These buildings can be knocked down to build the much needed housing for generations to come. These unused or derelict buildings serve no purpose to the local residents and are of no value to the residents. The Council should endeavour to create value where it is needed. This will in turn improve the condition of the abandoned areas. This will also prevent squatting and other unlawful uses of such buildings. I witnessed one example last year where the old post office building next to East Croydon Station was used as a rave containing over 1,000 people. This posed a risk to the safety of the passers by and the increase in crime. The Council's redevelopment of such spaces could be highly beneficial to the area. The green spaces are however of great importance to the local residents. The residents enjoy these spaces for walking their dogs, recreational and outdoor activities, space for children to play, piece of mind for the resident who works in the city and comes home to a peaceful environment and it provides space for those residents who already have very small back gardens.

7284/01/009/DM43.4/O Dr I Jayamanne

Object

Soundness -  
Justified

DM43.4  
548

I wish to protest vehemently about your plans to destroy Shirley which is a village by building hundred of homes and setting up a Gypsy and Traveller site. You will destroy the Green Belt and increase the traffic in the area thus polluting the environment and the air we breathe.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

The use of the following five sites for housing:  
Land at Poppy Lane (ref number 128)  
Stroud Green Pumping Station, 140 Primrose Lane (ref number 504)  
Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House (ref number 541)  
Land to the west of Shirley Oaks Road (ref number 542) and land to the rear of 5-13 Honeysuckle Gardens (ref number 548)  
When the London Borough of Lambeth closed the children's home, known as Shirley Oaks, Croydon Council determined to keep the building redevelopment of the site broadly in line with the building density that had existed for most of the previous hundred years and subsequent applications by the then developer for increased housing density were rejected. There were a number of reasons for maintaining the original policy amongst which were the need to maintain the established green corridor, retain the character of the area and to maintain the surrounding traffic volumes at a manageable level. The decision to designate the land as Metropolitan Open Land was to ensure that in future further building on the land could not take place thus re-affirming the principles established by the original policy decisions. Nothing has changed in the ensuing years to justify any variation to that policy.

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

I am dismayed at the consideration being given to the above, particularly concerning that proposed in the Shirley area.  
I have been a Shirley resident for almost 30 years and to date have enjoyed what the area does offer both for the community and with regard to open green spaces, which are precious to the health and wellbeing of all ages. Why should future generations be unable to continue to benefit from an outdoor environment as hitherto?  
I strongly object to de-designation of the current Metropolitan Open Land and would hope that at least it could be protected as Local Green Space with regard to future development. This is particularly pertinent with regard to the proposals being considered for the Shirley Oaks area. The present road infrastructure through the estate leaves a lot to be desired and any more traffic will be a great cause for concern, to say nothing of the loss of wildlife and spacious living. If we had wanted to live in a highly densely populated area, we would not have chosen the Shirley area to relocate into, rather the centre of the town. The redevelopment of brownfield sites is more acceptable and there must be many of these in the Croydon area to develop without encroaching on valued green spaces.

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

Object Soundness - DM43.4  
Justified 548

I wish to formally object to:  
 1. All the proposed policies relation to the re-designation of land to allow building development at Shirley Oaks Road and land around Shirley Oaks Village.  
 2. The land at Poppy Lane (reference 128)  
 3. Stroud Green Pumping Station, 140 Primrose Lane including the conversion of the locally listed pumping station (reference 504)  
 4. Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House (reference 541).  
 5. Land to the West of Shirley Oaks Road (reference 542)  
 6. Land to the rear of 5-13 Honeysuckle Gardens (reference 548)  
 These proposals are NOT appropriate for Croydon to meet its Strategic Objectives.  
 Additionally the proposals are NOT DEUVERABLE or SUSTAINABLE as:  
 • Croydon have already announced that it is not necessary to deliberately destroy MOL to reach their housing requirements.  
 • National and London Plans do NOT require or expect Local Authorities to degrade MOL to generate additional housing.  
 • The loss of this MOL will entail the LOSS of a vital green corridor between Shirley Oaks through to Ashburton Playing fields, across to South Norwood Park and surrounding Areas.  
 • The above areas are vital to sustain the drainage of surrounding flood areas.  
 • The above mentioned areas are referred to the "lungs of Croydon" as they sustain carbon dioxide capture (photosynthesis), oxygen release (photosynthesis) and biodiversity. Local wildlife includes badgers and bats.  
 • Green areas increase the character, desirability and amenity of residential areas.  
 Green areas have a strong positive impact of the character of surrounding residential areas.  
 • The proposed increase in housing will put an additional burden on public transport, roadways and street parking and other services. The additional volume of traffic will create additional road hazards.

Change

As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

7308/01/006/DM43.4/O	Mr John Carley	Object	Soundness - Justified	DM43.4 548	I object to the de-designation of the Metropolitan Open Land around Shirley Oaks Village; reference Numbers, 128, 504, 541,542 and 548. This is currently Green Space and provides vital green recreational area and buffer between Shirley Oaks and the surrounding area.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
7320/01/007/DM43.4/O	Mr Steve Westray	Object		DM43.4 548	The de-designation of Metropolitan Open Land around Shirley Oaks Village and either side of Shirley Oaks Road. At present I understand that Metropolitan Open Land has the same protection as the Green Belt and I believe that it is vitally important to retain the controls around our green spaces in Shirley. If any additional homes were to be considered for this area then they should be restricted in number and carefully planned in order to retain the character of this area. The idea of building up to 750 new homes is totally out of keeping with this objective and would be considerable strain on local infrastructure and resources. New housing on this scale would lead to a significant increase in traffic along the Wickham Road which is already extremely busy not only servicing the residents of Shirley but as an important thoroughfare into Croydon.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
7321/01/007/DM43.4/O	Mrs Ann Sebire	Object		DM43.4 548	I am writing to object to; 2. The use of the following five sites for housing a) Land at Poppy Lane reference number 128) b) Stroud Green Pumping Station reference Number 504 c) Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541 d) Land to the west of Shirley Oaks Road reference number 542 and e) Land to the rear of 5-13 Honeysuckle Gardens reference numbers 543 I just hope that there has been enough consideration about the fact that Shirley is built on springs and Heron Homes and Wren both had problems with flooding the area down at Woodmere Avenue.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

7324/01/006/DM43.4/O	Mrs Olive Garton	Object		DM43.4 548	Use of formerly open land for housing (references 128, 504,541,542 and 548): Again, this open land should not be lost. Furthermore, there is no infrastructure in place to support the huge increase in population density that such development would represent. Development of the site of the former pumping station (reference 504): It was established at the time the Shirley Oaks village was built that this land could not be built on, as there is an Artesian well on the land and any development would risk polluting the water source. Furthermore, a travellers' site would be inappropriate on this site.	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
8822/01/008/DM43.4/O	Mrs M Davies	Object		DM43.4 548	I am writing to object to the proposed use of: - the land to the east of Shirely Oaks Road (541) - The land to the west of shirely Oaks Road (542) - The land at Poppy Lane, Shirley Road (128) - Stroud Green Pumping Station, 140 Primrose Lane (504) - Land to the rear of honeysuckle gardens (548) - Open space land at shrublands estate (938)	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
1180/01/011/DM43.4/O	Mr & Mrs K Davenport	Object	Soundness - Justified	DM43.4 938	I am horrified at the proposals regarding Shirley. There may be a need for more housing but there are alternatives and it is up to the Council to find these rather than making it easier and more profitable for builders which is what is now happening.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
1713/02/007/DM43.4/C	Alison Connor	Comment	Soundness - Justified	DM43.4 938	I am happy for the Council to replace under-used garages with much-needed homes, but strongly object to building on precious open space.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

1782/01/008/DM43.4/O	Angus & Olivia Bloom	Object	Soundness - Justified	DM43.4 938	As a resident of Shirley Oaks I am writing to object the proposals for housing development on the estate and surroundings. Having lived in Shirley all of my life I would be deeply disappointed to see it change unrecognisably. I envisage the property on Shirley Oaks Road will either be demolished or surrounded by high density housing. Either eventuality will be highly detrimental.  I have viewed the Detail Policies and Proposals on Croydon Councils website and object the following plans, references - Ref 128 Ref 504 Ref 541 Ref 542 Ref 548 Ref 938 Ref 502 Ref 661	Object to Site 938	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
1868/01/009/DM43.4/C	Danusia Spink			DM43.4 938			Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
1904/01/006/DM43.4/O	Emma Smith	Object		DM43.4 938	I object to the use of open spaces on the shrublands estate for housing reference number 938		Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
1913/01/007/DM43.4/O	Andrea Swaby	Object		DM43.4 938	I hereby would like to register my serious OBJECTION to the councils proposal to build 750 new homes in Shirley OAK road and 35 new homes on shrub lands estate to create gypsy traveller sites. As I live on Devonshire I also have serious object to allow 4 storeys in this area		Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
1918/01/018/DM43.4/O	Mr Gareth Champion	Object		DM43.4 938	Happy for the Council to replace under-used garages with much needed homes, but will be objecting to building on precious open space.		Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
1993/01/006/DM43.4/O	Graham & Kate Marsden	Object		DM43.4 938	We object to building on the precious open space elements of this proposal. We do not object to the redevelopment of the used garages.		Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

The proposal to build new houses on the Shrublands Estate does not fall within the Strategic Objectives because:-  
Objective 2: This development will not Foster an environment where existing enterprise can prosper, but will reduce enterprise  
Objective 4: This development will not reduce social, economic and environmental deprivation. It will not reduce unemployment, improve skills and education and improve environmental conditions, the development is not in keeping with the surrounding area.  
Objective 5: This development is not high quality and will not enhance the borough's natural environment but will reduce the natural environment by turning a green area into housing  
Objective 7: This development will reduce the area as a safe, healthy and cohesive community but making the area overcrowded with residential property  
Objective 10: This development will reduce the quality and accessibility of green space and nature.

If this development is undertaken it will not deliver the strategic objective.

This development will compromise the ability of future generations to meet their own needs. The development will change the outlook and community within the South Croydon area and future generation will suffer because of this.

This proposed development of new housing in Shrublands Estate is not within keeping of the current development within this area. Shirley comprises of large semi and detached houses with large green areas. This development is in no way in keeping with housing in the area.

Changing a green area to an area of residential housing will cause harm and reduce the outlook of the area and is not in keeping with the surrounding area

Building a travelers site will increase noise levels and ruin the character of the area and this development would overwhelm this green area.

Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

This development would diminish the area of green fields and recreational

This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

				land within the area.			
2128/02/006/DM43.4/O	Cllr Steve O'Connell AM	Object	DM43.4 938	I object to the open spaces on the Shrublands Estate by building.	The open spaces on the Shrublands should not be allocated.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
2147/01/008/DM43.4/O	Patrick Thomas	Object	DM43.4 938	I am writing at this time to record my objection to the use of open space at the Shrublands Estate for housing-site, 938.		Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
2302/01/011/DM43.4/O	Brenda Stratford	Object	DM43.4 938	Use of open spaces on Shrublands. Ref 938		Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
2429/02/009/DM43.4/O	Mr & Mrs E Abdul-Nabi	Object	Soundness - Justified DM43.4 938	Object to the use of open spaces on Shrublands estate for housing.		Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
2450/02/007/DM43.4/O	Mr & Mrs Jeffrey	Object	DM43.4 938	I am happy for the Council to replace under-used garages with much-needed homes, but I will be objecting to building on precious open space.		Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
2558/01/007/DM43.4/O	Miss Margaret A Williams	Object	DM43.4 938	I wish to register my objection to the proposed plans for the housing development on the green areas around the Shirley Oaks Estate.		Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
2564/01/009/DM43.4/O	Mrs Shirley M Kell	Object	DM43.4 938	I am writing to object to Plans for Residential development. Ref.No.938. Garages and open spaces on the Shrublands Estate identified as suitable for 35 homes I object to the building of homes on the Open Space Area of the proposal. I have no objection to the redevelopment of the garages.		Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

2582/01/005/DM43.4/O	Ms Ellie London	Object		DM43.4 938	I object to the use of open spaces on the Shrublands estate for housing reference no. 938.		Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
2618/01/009/DM43.4/O	Miss P Jones	Object		DM43.4 938	Having lived in Shirley for over 50 years I strongly object to Croydon Council plans to de-designate the Metropolitan open land so that most of this land eau be ued for new housing. At the moment it has the same Protection as Green Belt.  Firstly, this would entail the loss of a vital green corridor between Shirley Oaks and the surrounding area, changing the character of the area,more Importantly the road infrastractive couldn't cope with the additional traffic. Try getting out to the Wickham Road from Orchard Avenue in rush hour.		Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
2657/01/005/DM43.4/O	Rebecca Pullinger <i>CPRE London</i>	Object	Soundness - Effective	DM43.4 938	A large number of the sites allocated for development through Detailed Policies and Proposals may result in the loss of green space. This appears to run counter to the Borough's Strategic Objective 10 (The need to utilise brownfield areas first) and could be replaced with a goal to promote good quality high density developments that protect Croydon's green spaces. Even undesignated green spaces provide important ecosystem services to Croydon's growing population.  The council should provide a map of the site allocation to ensure that it is clear which area is proposed for redevelopment. We object to any proposed development of open spaces in the Estate: any proposals must ensure that the open spaces are protected and enhanced. This should be reflected in this document to guide future planning applications.	The Council should provide additional text in these policies to encourage developers to propose good quality, high density developments which promote the protection and enhancement of green space.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
2665/01/008/DM43.4/O	Ms S Mawaziny	Object		DM43.4 938	I object to this site.		Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

2682/01/009/DM43.4/O	Mr & Mrs Kellas	Object	DM43.4 938	I would say to the Council Croydon is full and kindly leave our precious Shirley open spaces and attractive streets alone, we don't need an odd assortment of blocks of flats amongst the semi-detached and small detached properties here, or in similar Croydon suburbs -it would be an architectural disaster along the lines of the 1950s concrete jungle development of the centre of Croydon. And we don't have the infrastructure to cope with more people, or the roads to cope with the traffic we already have.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
2683/01/002/DM43.4/O	Mr & Mrs Iles	Object	DM43.4 938	Whilst we can see the sense of removing unused garages on the Shrublands Estate and building new housing is fair enough but it is unthinkable that open spaces on or about the site should suffer the same fate. Traffic on Bridle Road is already heavy, there have been numerous accidents due to speeding drivers from the Estate. Why add more problems to an existing one. More inhabitants means more cars, more people on an already crowded public transport. What little green space there is around Shrublands should be protected not built on thus making the area worse than it already is.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
2696/01/008/DM43.4/O	Mr Beresford Walker	Object	DM43.4 938	<p>Proposed Policy Development &amp; Under-used Garages and Open Spaces on Shrublands Estate. Policy DM43, reference 938</p> <p>I am sympathetic to the building of homes on the under-used garages on the Shrublands Estate as detailed In Changes to the Policies Map arising from Proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan, Detailed Policies &amp; Proposals: reference number 938. However, I object to the building of any homes on communal open spaces and loss of amenity on the Shrublands Estate.</p> <p>For the reasons given above:</p> <ol style="list-style-type: none"> <li>1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out In Section 3.</li> <li>2. The preferred approach is deliverable, but not acceptable.</li> <li>3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations.</li> <li>4. I recommend that consultation documents of such importance are given much wider publicity.</li> </ol>	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

2700/01/001/DM43.4/O	Mr & Mrs Thomas	Object	Soundness - Justified	DM43.4 938	The use of open spaces on the Shrublands estate for housing, I object to. The estate is a pleasant area and the spaces provided make safe areas for children on the estate to play.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
2706/01/009/DM43.4/O	Mr & Mrs Panagakis	Object		DM43.4 938	Object to the use of open spaces on the Shrublands Estate for housing (ref: 938)	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
2735/01/003/DM43.4/O	Mr Eric Green	Object		DM43.4 938	In such a densely built housing estate as Shrublands, these small sites would be better used enhancing and providing futher facilities for the existing residents.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
2737/01/004/DM43.4/O	C Banks	Object		DM43.4 938	We are writing to object to the use of open spaces on the shrublands estate for housing, reference number 938.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
2791/06/002/DM43.4/O	Peter Staveley	Object		DM43.4 938	I am happy for you to build on under-used garages but the open space within the Shrublands Estate must be designated as green land and protected. 2.3 Do you think the preferred approach enables sustainable development? Sustainable development is defined as being development that meets the needs of the present without compromising on the ability of future generations to meet their own needs.  Yes, but only on land current used for underused garages, not on the open land. Future generations will need that open space.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

2842/01/001/DM43.4/C	Cllr Richard Chatterjee London Borough of Croydon	Comment	Soundness - Effective	DM43.4 938	Shrublands estate and the adjacent land to the east, south and west requires protection from further building other than housing on some redundant garages, for the benefit of local residents, especially younger children, as the density of occupation is high; the views from the existing upper storeys such as 170-224 ('The Ship') towards central London should be recognised and protected.	Change	To be designated as a Local Designated View in the Local Plan the viewpoint needs to be in a publically accessible location in a major public area or located in an area or routes identified in Figure 5.1 of the Croydon Local Plan; Strategic Policies for public realm improvement. The Local Designated View should be a unique view or is of a key landmark (note we mean a Local Designated Landmark). The view must be of substantial parts of the borough. The site has not been brought forward as a site by a landowner(s). Furthermore no definitive site has been identified and therefore the site has been removed.
2879/01/007/DM43.4/C	Mr Roy Saunders			DM43.4 938	Object to building on precious open space at Shrublands although not the underused garages	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
2893/01/004/DM43.4/S	Mrs Hellen McMillan	Support		DM43.4 938	There are brownfield sites such as the proposed replacement of underused garages in the Shrublands area; it would be perfectly acceptable for housing.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
2910/02/007/DM43.4/O	Ms Debbie Butler	Object	Soundness - Justified	DM43.4 938	I object to the use of open spaces on the Shrublands Estate for housing reference number 938.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
2931/01/003/DM43.4/O	Mr John Newman	Object		DM43.4 938	I object to the use of open spaces on the Shrublands Estate for housing - site ref. 938.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

2957/07/002/DM43.4/O	Miss Iffat Khan	Object	DM43.4	<p>The proposal to build new houses on the Shrublands Estate does not fall within the Strategic Objectives because:-</p> <p>Objective 2: This development will not Foster an environment where existing enterprise can prosper, but will reduce enterprise</p> <p>Objective 4: This development will not reduce social, economic and environmental deprivation. It will not reduce unemployment, improve skills and education and improve environmental conditions, the development is not in keeping with the surrounding area.</p> <p>Objective 5: This development is not high quality and will not enhance the borough's natural environment but will reduce the natural environment by turning a green area into housing</p> <p>Objective 7: This development will reduce the area as a safe, healthy and cohesive community but making the area overcrowded with residential property</p> <p>Objective 10: This development will reduce the quality and accessibility of green space and nature.</p>	<p>this development will compromise the ability of future generations to meet their own needs. The development will change the outlook and community within the South Croydon area and future generation will suffer because of this.</p>	Change	<p>This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.</p>
2974/01/008/DM43.4/O	Jane Bowden	Object	DM43.4	<p>3) I understand that the Council plan to build on open land in the Shrublands Estate (reference number 938). The Council should not be building on precious open space. As stated above, open, green land is essential to maintain a pleasant living area, and to maintain the character of the area.</p>		Change	<p>This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.</p>

3001/01/009/DM43.4/O	Mr John Helen	Object		DM43.4 938	the Council plans to build on under-used garages and open spaces on the Shrublands Estate. These sites are identified as suitable for 35 homes (pages 459-460, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals,reference number 938).	I am happy for the Council to replace under-used garages with much-needed homes, but I will be objecting to building on precious open space.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3017/01/008/DM43.4/O	Mr Chris Connor	Object		DM43.4 938	3.REF: 938 (Shrublands) I am happy for the Council to replace under-used garages with much-needed homes, but strongly object to building on precious open space.		Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3028/01/009/DM43.4/O	Mr Nick Barnes	Object	Soundness - Justified	DM43.4 938	Having read both local plans for the shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.  None of these plans will benefit Shirley and I object to them all.		Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3072/01/009/DM43.4/O	Christine McCarthy	Object		DM43.4 938	I object to all the proposals set out for new housing and travellers sites in Shirley. I feel it will ruin the area by taking up all the open spaces.		Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3087/01/011/DM43.4/O	Mrs Halina Tutt	Object		DM43.4 938	Second, the Council plans to build on under-used garages and open spaces on the Shrublands Estate. These sites are identified as suitable for 35 homes. I do not know how many under-used garages there are in Shrublands but I can't imagine that area can cope with any additional housing. Its bursting at the seams as it is, but I am especially objecting to building on precious open spaces. Unlike New Addington that has vast open spaces (that should remain I'd just like to point out!) Shrublands hardly has any, so to propose to build on those is an outrage.		Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3098/01/007/DM43.4/O	Mr Derrick Thurley	Object		DM43.4 938	The open spaces on Shrublands Estate (no objection to building on the site of garages)		Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

3102/02/008/DM43.4/O Mr Richard Horton

Object

DM43.4  
938

I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.

Change

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The draft identifies two areas of Shirley as locations where 'Medium-rise blocks with associated grounds', 'Large buildings with spacing' and 'Large buildings with strong frontages will be gradually introduced' (page 132).

Shirley Road Shopping Parade and the area around Shirley Library are identified as areas where the Council wants to see "focussed intensification associated with gradual change of area's local character" under Policy DM31.4 (page 129). This includes the Wickham Road, Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, Hartland Way, Bennetts Way and Devonshire Way (page 166). In practice, this means that existing family dwellings, mainly semi-detached buildings, will give way to medium-rise blocks in these particular streets.

My main objections are:  
It will depress house prices throughout those streets and the surrounding streets.  
This will in turn result in property developers buying up many of the existing family homes and making a profit by building low quality apartment blocks along narrow side-streets. Those roads will become crowded and overpopulated.  
Insufficient local infrastructure to cope with the increased population.  
Longer term, this will completely change the character of Shirley. Of course, this is the intention.  
However, it will be a change for the worse, not the better. Many of the current residents - some, like myself, brought up on a council estate - have worked hard for many years in order to improve their quality of life and provide a better environment for their children. We will desert the town as it ceases to be the relatively quiet, aspirational location we moved to and transforms into a busier, overcrowded and underfunded suburb.

Conclusion  
The proposals I have highlighted can only be viewed as negative. If adopted, they will increase the local population - and the density of that population - without providing any supporting infrastructure. The new residents from the planned apartment blocks and traveller sites will need additional public services such as schools, medical services and shops. Older residents will give way to young families who require greater social support, yet no additional resources are identified to help manage the changing demographic. Traffic congestion along already busy roads will increase, as will pollution and

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accident black-spots. The few remaining green spaces will disappear. Overall, the proposals signal a reduction in the quality of life for both the existing residents and the newcomer

3141/01/001/DM43.4/O	Mr David Thorpe	Object		DM43.4 938	I wish to object to the new plans and proposals references numbered:- 128,502,504,541,542,548.661 and 938.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3161/01/008/DM43.4/O	Mr Jim Cowan	Object	Soundness - Justified	DM43.4 938	I have read Gavin Barwell's assessment of policies and proposals in the Croydon Local Plan and totally agree that if implemented would destroy the character of Shirley.  The infrastructure in Shirley is already stretched to the limit and can not withstand any further burdens.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3193/02/008/DM43.4/O	Mr Stan Minter	Object		DM43.4 938	I have major concerns over the planned development of the Shirley Area. This is currently one of the nicest areas of Croydon and you plan to swamp it with a number of housing developments and some travellers sites. This will be very detrimental to the whole area.  I understand that nationally we need to have more accommodation for families. We need to achieve this with out destroying the whole fabric of our society. This scale of development will transform the whole area into a old fashioned "Estate".  There are not sufficient services in the wider area to support such an influx of families.  The road infrastructure already struggles at time and these developments will make the whole situation much worse.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

3193/01/008/DM43.4/O	Mr Stan Minter	Object		DM43.4 938	<p>I have major concerns over the planned development of the Shirley Area. This is currently one of the nicest areas of Croydon and you plan to swamp it with a number of housing developments and some travellers sites. This will be very detrimental to the whole area.</p> <p>I understand that nationally we need to have more accommodation for families. We need to achieve this with out destroying the whole fabric of our society. This scale of development will transform the whole area into a old fashioned "Estate".</p> <p>There are not sufficient services in the wider area to support such an influx of families.</p> <p>The road infrastructure already struggles at time and these developments will make the whole situation much worse.</p>	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3235/01/009/DM43.4/O	Mr Peter Kenny	Object		DM43.4 938	I am writing to object to the use of open spaces on the Shrublands Estate for housing reference number 938	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3323/01/009/DM43.4/C	Daila Bradley	Comment	Soundness - Justified	DM43.4 938	For the record, I agree the development of additional housing on underused and poorly maintained garage blocks in Shrublands is exactly what should be happening – leave green spaces alone and simply redevelop existing redundant sites for better use.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3354/01/008/DM43.4/O	Dr Bob Wenn	Object		DM43.4 938	I object to the use of open spaces on the Shrublands Estate for housing	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3358/01/018/DM43.4/O	Joy Harris	Object		DM43.4 938	Happy for the Council to replace under-used garages with much needed homes, but will be objecting to building on precious open space.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

3378/01/007/DM43.4/O	Veronica Fox	Object	Soundness - Justified	DM43.4 938	<p>Second, the Council plans to build on under-used garages and open spaces on the Shrublands Estate. These sites are identified as suitable for 35 homes (pages 459-460, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 938).</p> <p>I am happy for the Council to replace under-used garages with much-needed homes, but I will be objecting to building on precious open space.</p>	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3380/01/004/DM43.4/C	Sylvia Dibbs	Comment	Soundness - Justified	DM43.4 938	<p>On the Shrublands estate (pages 459-460), built so that people needing less expensive housing could enjoy green space, there needs to deep thought given to the wisdom of any development. The proposed use of disused or under used garage blocks may be acceptable. Will the residents will be properly consulted?</p>	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3414/01/018/DM43.4/O	Mr Chris McInerney	Object		DM43.4 938	<p>Happy for the Council to replace under-used garages with much needed homes, but will be objecting to building on precious open space.</p>	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3445/01/013/DM43.4/O	Mr E King OBE	Object		DM43.4 938	<p>Happy for the Council to replace under-used garages with much-needed homes, but will be objecting to building on precious open space.</p>	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3449/01/003/DM43.4/O	Mrs E Thomas	Object		DM43.4 938	<p>I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.</p>	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3461/01/008/DM43.4/O	Mr F Kurum	Object		DM43.4 938	<p>I am writing to object to: 3. The use of open spaces on the Shrublands Estate for housing (ref 938)</p>	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

3465/01/009/DM43.4/O Mr & Mrs Hobbs

Object

DM43.4  
938

I am writing to you to object to the use of the green spaces surrounding Shrubland Estate for housing. (reference number 938)

Change

This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

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The proposal to build new houses on the Shrublands Estate does not fall within the Strategic Objectives because:-

Objective 2: This development will not Foster an environment where existing enterprise can prosper, but will reduce enterprise

Objective 4: This development will not reduce social, economic and environmental deprivation. It will not reduce unemployment, improve skills and education and improve environmental conditions, the development is not in keeping with the surrounding area.

Objective 5: This development is not high quality and will not enhance the borough's natural environment but will reduce the natural environment by turning a green area into housing

Objective 7: This development will reduce the area as a safe, healthy and cohesive community but making the area overcrowded with residential property

Objective 10: This development will reduce the quality and accessibility of green space and nature.

This development will compromise the ability of future generations to meet their own needs. The development will change the outlook and community within the South Croydon area and future generation will suffer because of this. This proposed development of new housing in Shrublands Estate is not within keeping of the current development within this area. Shirley comprises of large semi and detached houses with large green areas. This development is in no way in keeping with housing in the area. Changing a green area to an area of residential housing will cause harm and reduce the outlook of the area and is not in keeping with the surrounding area. Building a travelers site will increase noise levels and ruin the character of the area and this development would overwhelm this green area. Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. This development would diminish the area of green fields and recreational land within the area.

This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

3503/01/009/DM43.4/O	Mr Gary Kenney	Object		DM43.4 938	<p>I am writing to show that I object to a number of your plans around the Shirley area. I contest that you need to build on our green sites and bring in new 'traveler' sites into Shirley.</p> <p>On top of this I cannot understand the need to bring 'medium' high rise buildings in and around Shirley, including Devonshire way and the new proposals around Hartland way.</p> <p>Please can you let me know if my objection has been noted and how I can make it more official?</p>	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3510/01/008/DM43.4/O	Katrina Neal	Object		DM43.4 938	<p>As a long term resident of Shirley/West Wickham and one who has seen many changes over the years, I am strongly objecting to the following:use of open spaces on the Shrublands Estate (where I live) ref 938</p>	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3510/01/009/DM43.4/O	Katrina Neal	Object		DM43.4 938	<p>As a long term resident of Shirley/West Wickham and one who has seen many changes over the years, I am strongly objecting to the following use of open spaces on the Shrublands Estate (where I live) ref 938.</p>	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3511/01/009/DM43.4/O	Jenny Hayden	Object		DM43.4 938	<p>Ref no : 938..</p> <p>I believe that building new homes , in Shrublands , on the areas currently occupied by under used garages , could be a good idea. BUT to build on green spaces , I would certainly object to.</p>	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3547/01/009/DM43.4/O	Mr I Fuell	Object	Soundness - Justified	DM43.4 938	<p>Object to The use of open spaces on the Shrublands Estate for housing: reference number 938.</p> <p>The loss of more open spaces for yet more housing will create even greater pressures and tensions within the settled community and surrounding areas, while also placing greater strain on existing infrastructure and local services.</p>	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3591/01/009/DM43.4/O	Mr Nick Barnes	Object	Soundness - Justified	DM43.4 938	<p>Having read both local plans for the shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.</p> <p>None of these plans will benefit Shirley and I object to them all.</p>	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

3704/01/003/DM43.4/C	Mrs J Horton		DM43.4 938	I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3737/01/006/DM43.4/O	Mr J Patel	Object	DM43.4 938	I am writing to record my objection to various planning as follows. Your Ref No 128,504,541,542,548 and 938. I dont think it will be good for the area.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3769/01/013/DM43.4/O	Mr K George	Object	DM43.4 938	I further object to the use of green space on Shrublands for housing. Reference 938.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3775/01/007/DM43.4/O	Mr & Mrs Barnes	Object	DM43.4 938	The Council plans to build on under-used garages and open spaces on the Shrublands Estate. These sites are identified as suitable for 35 homes (pages 459-460, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 938).	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3785/01/008/DM43.4/O	Jenny Greenland	Object	DM43.4 938	I am happy for the Council to replace under-used garages with much-needed homes, but I object to building on open space.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3789/01/018/DM43.4/O	Mr Paul Slaughter	Object	DM43.4 938	Happy for the Council to replace under-used garages with much needed homes, but will be obecting to building on precious open space.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3792/01/010/DM43.4/O	Mr Simon Bradley	Object	DM43.4 938	By the way, the development of additional housing on underused and poorly maintained garage blocks in Shrublands is exactly what should be happening – leave green spaces alone and simply redevelop existing sites for better use.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

3793/01/009/DM43.4/O	Mr Stephen Barnes	Object		DM43.4 938	Third, the Council plans to build on under-used garages and open spaces on the Shrublands Estate. These sites are identified as suitable for 35 homes (pages 459-460, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 938). I am happy for the Council to replace under-used garages with much-needed homes, but I object to building on precious open space.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3809/01/008/DM43.4/O	Mr Ian Leonard	Object		DM43.4 938	The Council plans to build on under-used garages and open spaces on the Shrublands Estate. These sites are identified as suitable for thirty-five homes (pages 459-460, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 938). I am happy for the Council to replace under-used garages with much-needed homes, but I object to building on the borough's precious open spaces.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3820/01/007/DM43.4/O	Mrs & Mrs Linter	Object		DM43.4 938	Second, the Council plans to build on under-used garages and open spaces on the Shrublands Estate. These sites are identified as suitable for 35 homes (pages 459-460, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 938).	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3858/01/009/DM43.4/O	Mr Nicholas Barnes	Object	Soundness - Justified	DM43.4 938	Having read both local plans for the shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.  None of these plans will benefit Shirley and I object to them all.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3876/01/012/DM43.4/O	Edwina Morris	Object		DM43.4 938	I object to the use of open spaces on the Shrublands Estate for housing (reference number 938).	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

3893/01/015/DM43.4/O	Jan Payne	Object		DM43.4 938	I object to the use of open space on the Shrublands Estate for housing reference no.938	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3904/01/006/DM43.4/S	Mr & Mrs Golbourn	Support		DM43.4 938	I am happy for the Croydon Council to build on the under-used garages on the Shrublands Estate BUT I object to building on any of the open spaces on the Shrublands Estate (reference number 938).	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3904/01/005/DM43.4/O	Mr & Mrs Golbourn	Object		DM43.4 938	I am happy for the Croydon Council to build on the under-used garages on the Shrublands Estate BUT I object to building on any of the open spaces on the Shrublands Estate (reference number 938).	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3938/01/002/DM43.4/O	Kuljit Kaur	Object		DM43.4 938	The use of open spaces on the Shrublands Estate for housing	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3978/01/012/DM43.4/O	Ms S Ikpa	Object		DM43.4 938	the use of open spaces on the Shrublands Estate for housing site reference number 938	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3983/01/002/DM43.4/O	Mr & Mrs Walsh	Object		DM43.4 938	We also understand that you wish to develop homes on green field sites in the area. One has to question why you cannot use the available brown field areas? The Shrublands area especially should be allowed to maintain their open spaces.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
3992/01/012/DM43.4/O	Patricia Wood	Object	Soundness - Justified	DM43.4 938	Finally I object to the use of open space on the Shrublands Estate for housing reference number 938	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4002/01/007/DM43.4/O	Mr & Mrs Turner	Object		DM43.4 938	We are writing to object to the following sites for housing and traveller sites. (938)	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

4007/01/008/DM43.4/O	Mr R Horton	Object	DM43.4 938	I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4051/01/012/DM43.4/O	Mr Matt Knight	Object	DM43.4 938	object to the use of open spaces on the Shrublands Estate for housing	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4066/01/011/DM43.4/O	Dr Chandra Pawa	Object	DM43.4 938	I object to the use of open spaces on the Shrublands Estate for housing site reference number 938	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4071/01/005/DM43.4/O	Mr & Mrs Tross	Object	DM43.4 938	Given the existing levels of brownfield sites in the area, these should be exhausted before encroaching on areas that would significantly alter the character of the area.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4075/01/011/DM43.4/O	Kaljit Gata-Aura	Object	DM43.4 938	Object to the use of open spaces on the Shrublands Estate for housing - Ref 938	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4079/01/012/DM43.4/O	Melissa Chu	Object	DM43.4 938	the use of open spaces on the Shrublands Estate for housing site reference number 938	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4083/01/015/DM43.4/O	Mr Reuben Gata-Aura	Object	DM43.4 938	object to The use of open spaces on the Shrublands Estate for housing - Ref 938	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

4112/01/009/DM43.4/O	Ms V Cruickshank	Object	DM43.4 938	I object to the use of open spaces on the Shrublands Estate for housing: reference number 938.  The loss of more open spaces for yet more housing will create even greater pressures and tensions within the settled community and surrounding areas, while also placing greater strain on existing infrastructure and local services.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4117/01/057/DM43.4/O	Cllr S Brew	Object	DM43.4 938	I object to the de-designation of land on either side of Shirley Oaks Road and all around Shirley Oaks Village as Metropolitan Open Land, page 68 of the Policies Map.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4138/02/006/DM43.4/O	Ms S Rao	Object	DM43.4 938	The use of open spaces on the Shrublands Estate (site ref 938) for housing	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4146/01/007/DM43.4/O	Mr & Mrs Carpenter	Object	DM43.4 938	Again open space should be retained. We have no objection to the use of the sites of redundant garages.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4150/01/009/DM43.4/O	Mr & Mrs Kennard	Object	DM43.4 938	I am writing to show that I object to a number of your plans around the Shirley area. I contest that you need to build on our green sites and bring in new 'traveler' sites into Shirley.  On top of this I cannot understand the need to bring 'medium' high rise buildings in and around Shirley, including Devonshire way and the new proposals around Hartland way.  Please can you let me know if my objection has been noted and how I can make it more official?	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4161/01/012/DM43.4/O	Mr Trevor Watkins	Object	DM43.4 938	the use of open spaces on the Shrublands Estate for housing site reference number 938	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4166/01/009/DM43.4/O	Carol Holmes	Object	DM43.4 938	Shrublands Estate development (reference number 938) Open spaces on this estate should not be used for building.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

4197/01/002/DM43.4/O	Mr E McNulty	Object		DM43.4 938	As a Shrublands resident of over 50 years, I strongly object to plans to use the estate's open spaces for housing. There are plenty of brownfield sites for new developments before resorting to the type of infilling which would change the character of our estate forever, leading to environmental degradation and a worsening of residents' quality of life.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4200/01/007/DM43.4/O	Mr G Furmanski	Object	Soundness - Justified	DM43.4 938	I object to Ret No. 938 — the use of open spaces on the Shrublands Estate for housing land	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4209/01/008/DM43.4/O	Mr & Mrs King	Object		DM43.4 938	Proposed Policy Development & Under-used Garages and Open Spaces on Shrublands Estate. Policy DM43, reference 938  I am sympathetic to the building of homes on the under-used garages on the Shrublands Estate as detailed In Changes to the Policies Map arising from Proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan, Detailed Policies & Proposals: reference number 938. However, I object to the building of any homes on communal open spaces and loss of amenity on the Shrublands Estate.  For the reasons given above: 1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out In Section 3. 2. The preferred approach is deliverable, but not acceptable. 3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations. 4. I recommend that consultation documents of such importance are given much wider publicity.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4218/01/009/DM43.4/O	Mr & Ms Morgan & Mason	Object		DM43.4 938	I object to the use of open space on the Shrublands Estate for housing.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

4228/01/012/DM43.4/O	Sheila Newman	Object	DM43.4 938	the use of open spaces on the Shrublands Estate for housing site reference number 938	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4232/01/008/DM43.4/O	Mr & Mrs Farrow	Object	DM43.4 938	<p>Proposed Policy Development &amp; Under-used Garages and Open Spaces on Shrublands Estate. Policy DM43, reference 938</p> <p>I am sympathetic to the building of homes on the under-used garages on the Shrublands Estate as detailed In Changes to the Policies Map arising from Proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan, Detailed Policies &amp; Proposals: reference number 938. However, I object to the building of any homes on communal open spaces and loss of amenity on the Shrublands Estate.</p> <p>For the reasons given above:</p> <ol style="list-style-type: none"> <li>1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out In Section 3.</li> <li>2. The preferred approach is deliverable, but not acceptable.</li> <li>3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations.</li> <li>4. I recommend that consultation documents of such importance are given much wider publicity.</li> </ol>	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4238/01/002/DM43.4/O	Miss b Hall	Object	DM43.4 938	the use of open spaces on the Shrublands Estate for housing reference number 938; There are limited open spaces on an estate of this size & to remove any is detrimental to the local community. Previously built areas are acceptable to build on again.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4268/01/012/DM43.4/O	Mr D Nesterovitch	Object	DM43.4 938	the use of open spaces on the Shrublands Estate for housing site reference number 938	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4277/01/002/DM43.4/O	Mr H Bhanji	Object	DM43.4 938	Object to the use of open spaces on Shrublands Estate for housing - site 938.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

4278/01/004/DM43.4/O	Mr Melvin Howard	Object	DM43.4 938	If some of the garages are underused then they could be replaced by much needed homes but I object to building on precious open space in an already much built up area.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4294/01/007/DM43.4/O	S Wallace	Object	DM43.4 938	Second, the Council plans to build on under-used garages and open spaces on the Shrublands Estate. These sites are identified as suitable for 35 homes (pages 459-460, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 938).	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4305/01/008/DM43.4/O	Mrs Glenna Fullick	Object	DM43.4 938	Proposed Policy Development & Under-used Garages and Open Spaces on Shrublands Estate. Policy DM43, reference 938  I am sympathetic to the building of homes on the under-used garages on the Shrublands Estate as detailed In Changes to the Policies Map arising from Proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan, Detailed Policies & Proposals: reference number 938. However, I object to the building of any homes on communal open spaces and loss of amenity on the Shrublands Estate.  For the reasons given above: 1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out In Section 3. 2. The preferred approach is deliverable, but not acceptable. 3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations. 4. I recommend that consultation documents of such importance are given much wider publicity.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4312/01/002/DM43.4/O	Doreen Jansen	Object	DM43.4 938	the use of open spaces on the Shrublands Estate for housing reference number 938; building on brownfield i.e. the under-used garages is acceptable, but taking away open areas on the estate is not as density affects human behaviour & there are e.g. many young people there.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

4327/01/007/DM43.4/O	Mrs J Furmanska	Object	Soundness - Justified	DM43.4 938	I object to Ret No. 938 — the use of open spaces on the Shrublands Estate for housing land	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4333/01/012/DM43.4/O	Mr P Bhanji	Object		DM43.4 938	the use of open spaces on the Shrublands Estate for housing site reference number 938	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4358/01/012/DM43.4/O	Ms B Fontaine	Object		DM43.4 938	the use of open spaces on the Shrublands Estate for housing site reference number 938	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4365/01/008/DM43.4/O	The Judge Family	Object		DM43.4 938	<p>Proposed Policy Development &amp; Under-used Garages and Open Spaces on Shrublands Estate. Policy DM43, reference 938</p> <p>We are sympathetic to the building of homes on the under-used garages on the Shrublands Estate as detailed In Changes to the Policies Map arising from Proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan, Detailed Policies &amp; Proposals: reference number 938. However, I object to the building of any homes on communal open spaces and loss of amenity on the Shrublands Estate.</p> <p>For the reasons given above:</p> <ol style="list-style-type: none"> <li>1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out In Section 3.</li> <li>2. The preferred approach is deliverable, but not acceptable.</li> <li>3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations.</li> <li>4. I recommend that consultation documents of such importance are given much wider publicity.</li> </ol>	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

4366/01/008/DM43.4/O	Ms Gemma Sturgeon	Object	DM43.4 938	<p>Proposed Policy Development &amp; Under-used Garages and Open Spaces on Shrublands Estate. Policy DM43, reference 938</p> <p>I am sympathetic to the building of homes on the under-used garages on the Shrublands Estate as detailed In Changes to the Policies Map arising from Proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan, Detailed Policies &amp; Proposals: reference number 938. However, I object to the building of any homes on communal open spaces and loss of amenity on the Shrublands Estate.</p> <p>For the reasons given above:</p> <ol style="list-style-type: none"> <li>1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out In Section 3.</li> <li>2. The preferred approach is deliverable, but not acceptable.</li> <li>3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations.</li> <li>4. I recommend that consultation documents of such importance are given much wider publicity.</li> </ol>	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4371/01/011/DM43.4/O	Mrs Jennifer Farina	Object	DM43.4 938	<p>4 Proposed Policy DM43 Development of Under-used Garages and Open Spaces on Shrublands Estate Policy DM43, reference 938</p> <p>I agree to the building of homes on the under-used garages on the Shrublands Estate as detailed in Changes to the Policies Map arising from Proposals contained within the the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan, Detailed Policies &amp; Proposals: reference number 938. However, I object to the building of any homes on open spaces on the Shrublands Estate.</p> <p>For the reasons given above:</p> <ol style="list-style-type: none"> <li>1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet the Strategic Objectives set out in Section 3.</li> <li>2. The preferred approach is deliverable, but not acceptable.</li> <li>3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.</li> <li>4. I recommend that consultation documents of such importance are given much wider publicity.</li> </ol>	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

4378/01/013/DM43.4/O	Jennifer Carrozzo	Object	DM43.4 938	I am writing to object to the use of open spaces on the Shrublands Estate for housing, site reference number 938.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
4384/01/012/DM43.4/O	Ms N Nesterovich	Object	DM43.4 938	the use of open spaces on the Shrublands Estate for housing site reference number 938	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

the use of open spaces on the Shrublands Estate for housing reference number 938. The Council should focus on developing other land in the Croydon borough such as unused office blocks, derelict corporate buildings/factories/warehouses which have not been occupied for years instead of attacking the green areas which are enjoyed by the residents in their respective areas. The proposals to build circa 700 houses in such a small area will cause the following detrimental effects to the local residents: depreciation of the value of the houses purchased in the relevant areas, too much strain on the water and sewerage systems in the locality where there is already a high water table. This could result in undue flooding and drainage problems, structural problems in years to come as the land is not fit for such intensive building, increase in traffic on Shirley Road, Wickham Road, Lower Addiscombe and Addiscombe which is already congested. This will unduly increase pollution levels which are already toxic. This will undoubtedly cause an increase in the health problems of the people in the locality such as lung cancer and other respiratory illnesses which will in turn place greater stress on the NHS services, cause more people to take sick days which will result in lower incomes obtained and eventually less tax revenue generated. This will have a knock on effect on the economy which is to say at the very least, bleak, the three green spaces in the Shirley Oaks Village are owned by the 488 Freeholders. Each Freeholder owns one share in the nominee company, Shirley Oaks Management Limited which owns the land on behalf of its shareholders. Building upon this land would seriously undermine the value of the land purchased by the Freeholders and reduce quality of life. If the residents wanted to move, it would prove near impossible because of the resulting lower sale prices of their respective houses imposed by the Council's building plans. This would appear to be unfair for the Council to impose such hardship on the residents. I would urge the council to build upon land in the Croydon borough which is derelict and contains buildings which have not been used for years. These buildings can be knocked down to build the much needed housing for generations to come. These unused or derelict buildings serve no purpose to the local residents and are of no value to the residents. The Council should endeavour to create value

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where it is needed. This will in turn improve the condition of the abandoned areas. This will also prevent squatting and other unlawful uses of such buildings. I witnessed one example last year where the old post office building next to East Croydon Station was used as a rave containing over 1,000 people. This posed a risk to the safety of the passers by and the increase in crime. The Council's redevelopment of such spaces could be highly beneficial to the area. The green spaces are however of great importance to the local residents. The residents enjoy these spaces for walking their dogs, recreational and outdoor activities, space for children to play, piece of mind for the resident who works in the city and comes home to a peaceful environment and it provides space for those residents who already have very small back gardens.

6177/01/003/DM43.4/O	Marie Hillman	Object	DM43.4 938	I have lived on Shrublands for 54 and a half years. It is known for its fresh and open green areas. It is a small estate and to take that away and build on it is would be a travesty. There is nothing here for us anyway, so take the ball court and the prettyness away from us would be awful for young and old. We don't wish to feel calustrophobic and feeel we have no say where we lived. A very crafty uncaring , disrespectful move on your part for not informing the residents in good time to get our objections in! The main park was removed a year a go and replaced with a smaller one in Fir Tree Gardens which is in adequate for the amount of children up here. Our shops aren't much to speak of either and very depressing for us as there is nothing to do up here. Why don't you try to improve where we lived, instead of taking more away form us by ruining it even further? New Addington is the biggest estate in Europe with far more amenities than Shrublands- go build there!	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
7284/01/010/DM43.4/O	Dr I Jayamanne	Object	Soundness - Justified DM43.4 938	I wish to protest vehemently about your plans to destroy Shirley which is a village by building hundred of homes and setting up a Gypsy and Traveller site. You will destroy the Green Belt and increase the traffic in the area thus polluting the environment and the air we breathe.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

7300/01/007/DM43.4/O	Ann & Alan Gibbs	Object		DM43.4 938	The proposal to build houses on vital open space on the estate is unacceptable and would be detrimental to the residents of the estate.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
7304/01/007/DM43.4/O	Mr Ian Fraser	Object	Soundness - Justified	DM43.4 938	I also object to the use of open spaces on the Shrublands Estate (reference 938). The whole character of the Shrublands estate is determined by its openness. The Shrublands Estate has little else to justify its current design! Any loss of land to housing development will exponentially degrade this estates character.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
7314/01/004/DM43.4/O	P L Johnson	Object		DM43.4 938	I wish to object to the use of the following sites for housing: The use of open spaces on the shrublands estate (ref no 938) The shrublands estate lacks adequate road access and already traffic from and to it causes serious congestion in Oak Ave and other roads.	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.
8822/01/009/DM43.4/O	Mrs M Davies	Object		DM43.4 938	I am writing to object to the proposed use of: - the land to the east of Shirely Oaks Road (541) - The land to the west of shirely Oaks Road (542) - The land at Poppy Lane, Shirley Road (128) - Stroud Green Pumping Station, 140 Primrose Lane (504) - Land to the rear of honeysuckle gardens (548) - Open space land at shrublands estate (938)	Change	This site comprised a collection of sites rather than one individual site. It will may come forward through the Council New Build Programme but will not be included in the Local Plan.

The proposal to build new houses in Shirley Oaks Hospital, Poppy Lane does not fall within the Strategic Objectives because:-  
Objective 2: This development will not Foster an environment where existing enterprise can prosper, but will reduce enterprise  
Objective 4: This development will not reduce social, economic and environmental deprivation. It will not reduce unemployment, improve skills and education and improve environmental conditions, the development is not in keeping with the surrounding area.  
Objective 5: This development is not high quality and will not enhance the borough's natural environment but will reduce the natural environment by turning a green area into housing  
Objective 7: This development will reduce the area as a safe, healthy and cohesive community but making the area overcrowded with residential property  
Objective 10: This development will reduce the quality and accessibility of green space and nature.

If this development is undertaken it will not deliver the strategic objective. This development will compromise the ability of future generations to meet their own needs. The development will change the outlook and community within the South Croydon area and future generation will suffer because of this.

This proposed development of new housing in Shirley Oaks Hospital is not within keeping of the current development within this area. Shirley comprises of large semi and detached houses with large green areas. This development is in no way in keeping with housing in the area.

Changing a green area to an area of residential housing will cause harm and reduce the outlook of the area and is not in keeping with the surrounding area

Building a travelers site will increase noise levels and ruin the character of the area and this development would overwhelm this green area.

Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

This development would diminish the area of green fields and recreational land within the area.

Site A546 was an alternative site and had not come forward for development. It is designated in the Local Plan as a site that would be difficult (in terms of character) to integrate with the built up area of the borough and has not been allocated for development on that basis.

In the light of this comment it will be designated as Local Green Space along with the allotments and Peabody Close playing field.

2674/01/001/DM43.4/O Mrs Penelope Perry

Object

DM43.4  
A546

I am writing to you in my capacity as secretary of the Addiscombe Woodside and Shirley Leisure Gardens Ltd, with the full endorsement of the Executive Committee. AWSLF is an allotment society comprising in excess of 400 plots, adjacent to Stoud Green Pumping Station and bounded by Primrose Lane Poppy Lane and Glenthorne Avenue.

I am writing to object to two issues detailed in the above document which are relevant to our land.

Land opposite Shirley Oaks Hospital, Poppy Lane. Policy DM43: Shirely Ref A546

- The land detailed in the map on page 444 is the freehold property of the shareholders of the AWSLG Ltd. On these grounds alone we object to its development.

- In addition to this, in recent years this land has been turned into a nature reserve, now home to numerous flora and fauna including, we understand protected species. This is a vital asset of the Society, much used by its members and visitors and previously prone to flooding before being properly managed.

Change

This site was allocated as an alternative site. It is not considered appropriate to carry this site through to the next stage of the Local Plan and so is therefore removed.

In the light of this comment it will be designated as Local Green Space along with the allotments and Peabody Close playing field.

Object

DM43.4  
A546

The proposal to build new houses in Shirley Oaks Hospital, Poppy Lane does not fall within the Strategic Objectives because:-  
Objective 2: This development will not Foster an environment where existing enterprise can prosper, but will reduce enterprise  
Objective 4: This development will not reduce social, economic and environmental deprivation. It will not reduce unemployment, improve skills and education and improve environmental conditions, the development is not in keeping with the surrounding area.  
Objective 5: This development is not high quality and will not enhance the borough's natural environment but will reduce the natural environment by turning a green area into housing  
Objective 7: This development will reduce the area as a safe, healthy and cohesive community but making the area overcrowded with residential property  
Objective 10: This development will reduce the quality and accessibility of green space and nature.  
This proposed development of new housing in Shirley Oaks Hospital is not within keeping of the current development within this area. Shirley comprises of large semi and detached houses with large green areas. This development is in no way in keeping with housing in the area. Changing a green area to an area of residential housing will cause harm and reduce the outlook of the area and is not in keeping with the surrounding area  
Building a travelers site will increase noise levels and ruin the character of the area and this development would overwhelm this green area.  
Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.  
This development would diminish the area of green fields and recreational land within the area.

this development will compromise the ability of future generations to meet their own needs. The development will change the outlook and community within the South Croydon area and future generation will suffer because of this.

Change

As set out in the Croydon Local Plan: Changes to the Policies Map document, the reason that the site is not a preferred option is because the site would be difficult to integrate with the built up area of the borough. The site has not come forward as part of the consultation process and will therefore not be carried forward into the proposed submission stage of the plan.

In the light of this comment it will be designated as Local Green Space along with the allotments and Peabody Close playing field.

The proposal to build new houses in Shirley Oaks Hospital, Poppy Lane does not fall within the Strategic Objectives because:-  
Objective 2: This development will not Foster an environment where existing enterprise can prosper, but will reduce enterprise  
Objective 4: This development will not reduce social, economic and environmental deprivation. It will not reduce unemployment, improve skills and education and improve environmental conditions, the development is not in keeping with the surrounding area.  
Objective 5: This development is not high quality and will not enhance the borough's natural environment but will reduce the natural environment by turning a green area into housing  
Objective 7: This development will reduce the area as a safe, healthy and cohesive community but making the area overcrowded with residential property  
Objective 10: This development will reduce the quality and accessibility of green space and nature.  
This development will compromise the ability of future generations to meet their own needs. The development will change the outlook and community within the South Croydon area and future generation will suffer because of this. This proposed development of new housing in Shirley Oaks Hospital is not within keeping of the current development within this area. Shirley comprises of large semi and detached houses with large green areas. This development is in no way in keeping with housing in the area. Changing a green area to an area of residential housing will cause harm and reduce the outlook of the area and is not in keeping with the surrounding area. Building a travelers site will increase noise levels and ruin the character of the area and this development would overwhelm this green area. Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. This development would diminish the area of green fields and recreational land within the area.

In the light of this comment it will be designated as Local Green Space along with the allotments and Peabody Close playing field.

2598/01/004/DM44.2/O	H A Chakera	Object	Soundness - Justified	DM44.2	I strongly object to your policies .  DM 2 DM 40 DM 40.4 DM 41.3 DM 44.2, DM 28 DM 3 DM 31.4  Local shopping parades are empty due to draconian parking charges Whitgift and Centrale are empty Office Blocks empty		No change	The Local Plan is required to allocate sites for development so it is not possible to remove this policy.
2606/01/004/DM44.2/O	A&J Mitchell	Object		DM44.2	We object to this policy		No change	The sites identified are required to meet the demand and and to serve the needs of the borough.
3345/01/005/DM44.2/O	Rital Patel	Object		DM44.2	I would like to object.		No change	No change can be made as a result of this comment as it is not detailed enough as to what is being objected to.
3412/01/002/DM44.2/O	Mrs C McNaughton	Object		DM44.2	I would like to register my anxieties as regards some of the proposals in the draft "local plan". They are 44.2		No change	No change can be made as a result of this comment because it is not clear as to what is being objected to.
1926/01/045/DM44.2/C	Councillor Luke Clancy	Comment	Soundness - Effective	DM44.2 345	Site 345, Normanton Park Hotel, 34-36 Normanton Road. The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.
2056/01/029/DM44.2/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment		DM44.2 345	Site 345, Normanton Park Hotel, 34-36 Normanton Road. The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas;		Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.
2062/01/045/DM44.2/C	Councillor Jason Perry <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM44.2 345	Site 345, Normanton Park Hotel, 34-36 Normanton Road. The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.
2071/01/045/DM44.2/C	Councillor Mario Creatura <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM44.2 345	Site 345, Normanton Park Hotel, 34-36 Normanton Road. The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.

2128/03/013/DM44.2/O	Cllr Steve O'Connell AM	Object		DM44.2 345	The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	The site should be allocated for an expansion to the adjacent primary school.	Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.
2448/01/045/DM44.2/C	Andy Stranack <i>Croydon Council</i>	Comment	Soundness - Effective	DM44.2 345	Site 345, Normanton Park Hotel, 34-36 Normanton Road. The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.
2635/01/039/DM44.2/O	Paul Sandford <i>Bourne Society</i>	Object		DM44.2 345	Normanton Park Hotel, 34-36 Normanton Road. The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas		Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.
2657/01/006/DM44.2/O	Rebecca Pullinger <i>CPRE London</i>	Object	Soundness - Effective	DM44.2 345	A large number of the sites allocated for development through Detailed Policies and Proposals may result in the loss of green space. This appears to run counter to the Borough's Strategic Objective 10 (The need to utilise brownfield areas first) and could be replaced with a goal to promote good quality high density developments that protect Croydon's green spaces. Even undesignated green spaces provide important ecosystem services to Croydon's growing population.  We are concerned about the potential loss of green space through this site allocation	The Council should provide additional text in these policies to encourage developers to propose good quality, high density developments which promote the protection and enhancement of green space.	Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.
2775/01/045/DM44.2/C	Cllr Tim Pollard <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM44.2 345	Site 345, Normanton Park Hotel, 34-36 Normanton Road. The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.
2776/01/045/DM44.2/C	Cllr Helen Pollard <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM44.2 345	Site 345, Normanton Park Hotel, 34-36 Normanton Road. The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.

2777/01/001/DM44.2/C	David Melnyk	Comment		DM44.2 345	I would suggest that some of the land is devoted to extending the playing fields of the school next to the property which has itself doubled its intake of children in recent years and probably needs more space. I would also suggest that fewer houses are built, with space for more cars to park away from Normanton Road. The traffic flow on Normanton Rd is really awful now, mainly because most of the road-space is taken up by parked cars. Visitors to, and residents in, the many relatively new flats tend to park on the street because parking area within the apartment complexes is inadequate.		Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.
2812/01/045/DM44.2/C	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM44.2 345	Site 345, Normanton Park Hotel, 34-36 Normanton Road. The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.
2829/01/045/DM44.2/C	Cllr Margaret Mead <i>Croydon Council</i>	Comment	Soundness - Effective	DM44.2 345	Site 345, Normanton Park Hotel, 34-36 Normanton Road. The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.
2841/01/032/DM44.2/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object		DM44.2 345	Site 345, Normanton Park Hotel, 34-36 Normanton Road. The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas;		Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.
2842/01/045/DM44.2/C	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM44.2 345	Site 345, Normanton Park Hotel, 34-36 Normanton Road. The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.
2982/01/027/DM44.2/O	Mrs Jeanne Driscoll	Object		DM44.2 345	I wish to add my objections made on this document by our local M.P. Chris Philp.		Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.
3162/01/022/DM44.2/O	Mr Joe Toner	Object		DM44.2 345	I would like to voice my objection to the following plan DM 44.2		Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.

3430/01/045/DM44.2/C	Mr Donald Speakman	Comment	Soundness - Effective	DM44.2 345	Site 345, Normanton Park Hotel, 34-36 Normanton Road. The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.
3699/01/045/DM44.2/C	Cllr J Cummings	Comment	Soundness - Effective	DM44.2 345	Site 345, Normanton Park Hotel, 34-36 Normanton Road. The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.
3804/01/046/DM44.2/C	Cllr L Hale <i>London Borough of Croydon</i>	Comment		DM44.2 345	Site 345, Normanton Park Hotel, 34-36 Normanton Road. The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas		Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.
3897/01/036/DM44.2/O	Cllr M Neal	Object		DM44.2 345	Site 345, Normanton Park Hotel, 34-36 Normanton Road. The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas;		Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.
3982/01/005/DM44.2/O	Mr & Mrs Smith	Object		DM44.2 345	We are strongly against the planning ideas you have over green spaces. Please add these six against to planning ideas with references below  DM40.1 DM2 40.4 DM44.2 DM28 DM31.4		Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.
4117/01/038/DM44.2/O	Cllr S Brew	Object		DM44.2 345	Site 345, Normanton Park Hotel, 34-36 Normanton Road. The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas;		Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.
4125/01/045/DM44.2/C	Councillor M Fisher	Comment	Soundness - Effective	DM44.2 345	Site 345, Normanton Park Hotel, 34-36 Normanton Road. The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas.	Change	The proposed allocation will be amended to include the potential expansion of the school if it is required for school expansion at the point of any application being made.
3162/01/023/DM44.2/O	Mr Joe Toner	Object		DM44.2 54	I would like to voice my objection to the following plan DM44.2		No change	The objection has not been substantiated in planning terms and therefore cannot be considered as part of the Local Plan.

3982/01/008/DM44.2/O	Mr & Mrs Smith	Object	DM44.2 54	We are strongly against the planning ideas you have over green spaces. Please add these six against to planning ideas with references below  DM40.1 DM2 40.4 DM44.2 DM28 DM31.4	No change	The objection has not been substantiated in planning terms and therefore cannot be considered as part of the Local Plan.	
0092/02/020/DM44.2/O	<i>Riddlesdown Residents Associatio</i>	Object	DM44.2 661	This is a greenbelt site, and it is not appropriate to build a traveller's site on. Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". We note of proposals also for travellers sites at Coombe Farm, off Oaks Road and Pear Tree Farm, Featherbed Lane. All three sites in our opinion would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. No travellers' sites should be considered or allowed on any green belt land.	This site should not be allocated as a Gypsy and Traveller site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

0115/02/017/DM44.2/O Mr Bob Sleeman	Object	DM44.2	Hidden in the depths of the documents without any detailed maps and no backing documentation are plans to allocate Traveller sites:	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
		661	<p>Ref no <input type="checkbox"/></p> <p>Site name <input type="checkbox"/></p> <p>Proposed use</p> <p>755 Pear Tree Farm &amp; Pear Tree Farm Cottage, Featherbed Lane <input type="checkbox"/></p> <p>Gypsy and traveller site</p> <p>502 Coombe Farm, Oaks Road <input type="checkbox"/></p> <p>Gypsy and traveller site</p> <p>661 Coombe Lodge Nurseries, Conduit Lane <input type="checkbox"/></p> <p>Gypsy and traveller site</p>		
			<p>There is no reference to any national mechanism for rating such sites, so has Croydon invented a scoring regime without any accreditation? There should be a review including increased weighting for needs for transport, education and health facilities for all sites suitable for 15 + pitches with site area greater than 4.0</p>		
			<p>Number ID Site Area Nos of pitches at 500 m2 each</p> <p>15 Kent Gateway Lane ,Featherbed Lane,Selsdon,CR0 5AR 13.7 15+</p> <p>536 Land of former Croydon Airport runway- south of Imperial Way,Purley Way,Waddon,CR0 4RR 4.5 15+</p> <p>553 By Pavilion, Playing Fields,Purley Way, Waddon, 39.0 15+</p> <p>632 Land south of Threehalfpenny Woods, Kent Gate Way, Bridle Way, Addington, CR0 5AH, 4.4 15+</p> <p>635 Land adjoining Kent Gateway East of Addington Village Roundabout ,Kent Gateway, Lodge Lane,Addington,CR0 5AR 25.1 15+</p> <p>636 Land west of Timebridge Community Centre, Lodge Lane,Elmside, Addington CR00QA 7.4 15+</p> <p>651 Land south of Heathfield,Riesco Drive, Selsdon, CR0 5RS 4.9 15+</p> <p>661 Coombe Lodge Nursery (Central Nursery), Conduit Lane ,Coombe Road, South Croydon, CR0 5RQ 4.2 15+</p>		

0115/03/003/DM44.2/C Mr Bob Sleeman		DM44.2	call for a review including increased weighting for needs for transport, education and health facilities for all sites suitable for 15 + pitches with site area greater than 4.0: 661: Coombe Lodge Nursery (Central Nursery), Conduit Lane ,Coombe Road, South Croydon, CR0 5RQ	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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0115/04/006/DM44.2/O	Mr Bob Sleeman	Object	DM44.2 661	<p>As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>"Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>	
0120/02/023/DM44.2/O	<i>Addiscombe Residents Associatio</i>	Object	DM44.2 661	<p>Croydon has very few green places that are actually loved and residents are proud of so they need to be left as they are or enhanced. The proposal to place travellers site is not acceptable. These sites are stated by the Council to be in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>"Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Also these sites are far from schools and shops therefore not suitable for the proposed change of use.</p>	The site should not be allocated as gypsy and traveller site.	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

0122/05/009/DM44.2/O	Mrs Hilary Chelminski <i>Addiscombe &amp; Shirley Park RA</i>	Object	Soundness - Justified	DM44.2 661	<p>3.the use of the following locations as gypsy/traveller sites:</p> <ul style="list-style-type: none"> <li>•Coombe Farm off Oaks Road reference number 502;</li> <li>•Coombe Lodge Nurseries off Conduit Lane reference number 661; and</li> <li>•Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;</li> </ul> <p>As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.</p> <p>The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
0320/02/008/DM44.2/O	Mr Tarsem Flora <i>Flora Associates</i>	Object		DM44.2 661	<p>We note the council comment “should not have an unacceptable adverse impact on the biodiversity of the borough. In spite of this we feel that the 3 sites that are being offered will have a biodiversity impact. I have received many comments on the wrong choice of sites, but do understand that the choice is limited. Any chance of a review?”</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

0357/03/002/DM44.2/O	Ms H Farley	Object	DM44.2 661	I am emailing to formally object to your worrying proposals to build 3 gypsy traveller sites in Croydon on Green Belt sites, and your proposals to build housing on some of our precious green spaces and back gardens. We have to protect our green belt at all costs, and we feel that as residents that we are under constant attack having to protect land which is sacrosanct. You can't just keep changing the goal posts to suit your purposes. I have lived in the area all my life and have never been so alarmed about council proposals. It is hugely stressful for residents, who use and appreciate the green spaces, to be threatened with your proposals. I fully support and agree with the objections raised by my MP Gavin Barwell, and ask you to reconsider your plans to prevent irreversible damage to Croydon and its green spaces.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
0362/01/002/DM44.2/O	Mr R Jarvis	Object	DM44.2 661	Complete total eternal objection. Green space is exactly that. Coombe Farm and Coombe Lodge have the peaceful rural names that they do. Existing residents have the right to the peaceable enjoyment of their land and everyone can at different times enjoy the countryside and low density this is only healthy both physically and mentally. It is vital to preserve these unbuilt areas which are the nearest lungs we can escape to. Government Green belt Poliy E has deemed any development inappropriate and Croydon Council must obey as the most important vote of the electorate was for the Conservative Government.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
0362/01/004/DM44.2/O	Mr R Jarvis	Object	DM44.2 661	Complete total eternal objection. Green space is exactly that. Coombe Farm and Coombe Lodge have the peaceful rural names that they do. Existing residents have the right to the peaceable enjoyment of their land and everyone can at different times enjoy the countryside and low density this is only healthy both physically and mentally. It is vital to preserve these unbuilt areas which are the nearest lungs we can escape to. Government Green belt Poliy E has deemed any development inappropriate and Croydon Council must obey as the most important vote of the electorate was for the Conservative Government. Richard Jarvis	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Object Soundness - DM44.2  
Justified 661

When Gypsies and Travellers set up an unauthorised encampment near to Coombe Lane tramstop the Council had to clear up 85 pieces of used toilet paper with faeces on it that were blowing around into people's gardens. It was a health hazard.

A Gypsy and Traveller site will also ruin the countryside. Green space is exactly that. Leave it alone.

Therefore I object to a Gypsy and Traveller site at Coombe Lodge Nurseries.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Proposals in General:  
Green Belt and Metropolitan Open Land ensure that areas close to high density building, and in particular house, were maintained such that people who lived and worked nearby could benefit from open green space to exercise, relax and maintain a balanced lifestyle. By de-designating the space, not only is a very valuable facility being removed, but the population density that need to benefit from the space is being increase. The proposals fail to identify what alternative facilities of equivalent benefit would be made available and how many people will be affected by the loss of these facilities.

Proposal Ref 661:  
I specifically object to this proposal as they are contrary to Policy E of the Planning Policy for Travellers Sites "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". If the land is misguidedly de-designated it makes no difference in that the site has not changed, nor have the environment or the reason for it being designated in the first instance. Hence the reasoning for deeming it inappropriate for travellers still stands.

Notwithstanding the reasons for maintaining the current use of the areas in question, the occupation of these areas raises significant security issues for both travellers or any other new inhabitants, and those enjoying the adjacent areas. Access to both Coombe Farm and Coombe Lodge Nurseries have very poor sight lines onto Oaks Road and Coombe Road presenting a traffic hazard to both pedestrians and goods vehicles turning in and out.

The lack of local transport infrastructure in the area and the lack of pedestrian pavements and other walkways would result in a significant increase in vehicle movement.

Notwithstanding the reasons for maintaining the current use of the areas in question, the occupation of these areas raises significant security issues for both travellers or any other new inhabitants.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

0391/02/013/DM44.2/O	Mrs Mira Armour <i>HOME Residents Associaton</i>	Object		DM44.2 661	Gypsy/traveler sites: OBJECT Croydon has very few green places that are actually loved and residents are proud of so they need to be left as they are or enhanced. The proposal to place travelers site is not acceptable. Also, these sites are far from schools and shops therefore not suitable. Reference 502; Coombe Farm off Oaks Road – within Lloyds Park Reference 661: Coombe Lodge Nurseries off Conduit Lane – with Coombe Tea Room Reference 755: Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane; These sites are stated by the Council to be in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
0391/01/013/DM44.2/O	Mrs Mira Armour <i>HOME Residents Associaton</i>	Object		DM44.2 661	Gypsy/traveler sites: OBJECT Croydon has very few green places that are actually loved and residents are proud of so they need to be left as they are or enhanced. The proposal to place travelers site is not acceptable. Also, these sites are far from schools and shops therefore not suitable. Reference 502; Coombe Farm off Oaks Road – within Lloyds Park Reference 661: Coombe Lodge Nurseries off Conduit Lane – with Coombe Tea Room Reference 755: Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane; These sites are stated by the Council to be in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
0790/01/148/DM44.2/O	Mr Mathew Frith <i>London Wildlife Trust</i>	Object	Soundness - Justified	DM44.2 661	This area is designated as Green Belt but not shown or assessed as such in the Gypsy and Traveller site selection	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

0790/02/003/DM44.2/O	Mr Mathew Frith <i>London Wildlife Trust</i>	Object	Soundness - Justified	DM44.2 661	<p>Whilst we welcome the approach to meeting these two Vision elements:  A Sustainable City: A place that sets the pace amongst London boroughs on promoting environmental sustainability and where the natural environment forms the arteries and veins of the city  A Caring City: A place noted for its safety, openness and community spirit where all people are welcome to live and work and where individuals and communities feel empowered to deliver solutions for themselves</p> <p>London Wildlife Trust is concerned at the assessment undertaken to identify potential new travellers' sites (Assessment and Selection of sites for Gypsy and Travellers, Evidence for the Local Plan: Detailed Policies and Proposals (P&amp;A Options), August 2015). It sets out criteria and scoring for the assessment of sites in Table 1.</p> <p>For Green Belt/MOL:  - No built form -10  - Built form -5  - Not GB/MOL +10</p> <p>There is no +5 score amber or green. Yet for the GB/MOL scoring of each site in Table 5, a score in amber of +5 is sometimes used. This is incorrect as it overscores sites by 10 points (i.e. +5 when it should be -5). Therefore the accumulated site scores in Table 8.2 are incorrect.</p>	For this site Green Belt/Metropolitan Open Land should be listed as a policy designation prohibiting further exploration of options. Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1180/01/004/DM44.2/O	Mr & Mrs K Davenport	Object	Soundness - Consistent with National	DM44.2 661	I am appalled by the proposal to create traveller sites on Green Belt land.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I strongly object to the proposed Traveller Site at Coombe Lodge Nurseries. My objections mirror those of Mr Khimji who is also a CR2 resident. I would like to reinforce the exact objections that he has also raised as outline below:

1. Croydon residents have had to endure innumerable hardship as we have been treated – both in practice and reputation – as one of the ‘poor’ London Boroughs, following riots on the trams and the fires in 2011, as well as an illegal rave last year and bad press with the assault of an old lady on a Croydon bus this month. The lodging of this site here will do nothing but increase that reputation at a time when massive amount of investments are due to pour in for the Westfield Regeneration project. It will also serve to put off potential purchasers of property and reduce house prices in what is currently a well-to-do area, with no justification.
2. Rather than serving the travelling community, this site should be used to build new houses and flats to serve the existing, Croydon community, which could also be no doubt sold for profit in what is a ‘win-win’ for all concerned.
3. There is no reason to appease the travelling community when the number of beneficiaries would be largely outweighed by the number of existing Residents that would be adversely affected by the scheme.
4. There will inevitably be a ‘spill-over’ effect to the site, which the Council (and by definition, local tax payers) will have to foot the bill for, and there appears to be no justification for Croydon residents paying for the upkeep of the site – what contributions will we expect to receive in return?

I look forward to receiving feedback on the concerns that I have raised, above.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I am writing to you today in regards to the proposed Traveller site at Coombe Lodge Nurseries.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I have certain objections to the proposed use of the land, namely:

1. I believe that the proposed site would be against the very essence of the existing Croydon plan to improve the borough, and that the knock-on effects of this will be an adverse impact on the desirability and gentrification of Croydon. I believe this site would undo all the good work the Council have so far achieved and have planned for the coming years.

2. Considering the lack of affordable housing for existing Croydon Residents, this land would be put to better use to build the required housing that is desperately needed for those who have chosen to live within the borough, and who ultimately want to contribute to the community. Any such project will have an undeniably higher value for the Council and for the borough.

3. I find it unfair that Travellers' requirements are put above the needs of existing Croydon residents, when there is no evidence of any community contribution - both economically and in social terms.

4. I am unsure as to the reasoning behind this proposal. What are the economic benefits of the proposal, and how will this serve to improve the Borough of Croydon? Has a cost/benefit analysis been performed?

5. I am concerned at the apparent lack of controls around the encampment proposed, mainly in regards to safety and population limits. What are the criteria for being able to pitch on this site? Will numbers be restricted relating to the space of the site? What infrastructure services will be provided, at what costs, and ultimately who will pay for this? As a taxpaying resident of Croydon, it is unfair for me to be funding these costs when I have similar costs which I pay for myself.

Thank you for taking the time to consider these objections

1688/01/001/DM44.2/O	A Eady	Object		DM44.2 661	Coombe lodge nurseries conduit lane  Please note our objection to this area becoming a travellers site as we have had experience of gypsies in the area causing severe rubbish problems due to not recycling and not caring for the environment as well as increasing the crime rates in the due to Police proven burglaries. Their Children were entered into local schools which current locals could not get in to and then they also became very disruptive in the classroom. We have been Croydon residents all our lives and have always paid our council tax to achieve a better place to live.  Please reject this proposal		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1700/01/001/DM44.2/O	A P Goodall	Object		DM44.2 661	The Policies laid out by the Mayor London- London Assembly website, without a doubt, states that the Mayor's office really supports the safety of Metropolitan Open Land and claims that "the strongest protection should be given to London's MOL and inappropriate development refused". I therefore vigorously object to any interference to MOL and in particular if the neighbourhood is simply going to be used differently with little or no consultation with the local residents and businesses.	The site should not be used for a Gypsy and Traveller site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1713/02/009/DM44.2/O	Alison Connor	Object	Soundness - Justified	DM44.2 661	The Council are proposing in total 45 permanent pitches. Both sites are some distance from public services. They should consider instead the expanding the existing site off the Purley Way. More importantly the Council are in breach of policy E Planning Policy for Traveller Sites published by the Government in August which clearly states: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council have acknowledged both sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest.		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

1727/01/007/DM44.2/O Anthony Barber

Object

DM44.2  
661

I am writing to object to:  
1. the use of the following locations as gypsy and traveller sites:  
Coombe Lodge Nurseries off Conduit Lane, site reference 661;  
Coombe Farm off Oaks Road, site reference 502;  
as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b  
The additional traffic at the junctions of Coombe Road of Oaks Road and Conduit Lane that this proposal will generate. These junctions are already dangerous for vehicles and this area has the potential with this proposal to become a major accident black spot without significant very costly improvements to the local road network.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Object Soundness - DM44.2  
Justified 661

I have been a resident and homeowner in South Croydon for over 40 years. I was attracted to the area because of the green belt within its boundaries as well as very good railway connections to Central London. I am dismayed to learn that Croydon Council have identified three locations where they propose to set up permanent Gypsy and Traveller sites. I am particularly concerned with the proposed sites on Conduit Lane and Coombe Farm off Oaks Road. Both these are on green belt and in an area of natural beauty that I would have thought our elected council would go out of its way to preserve. How can this be when The Department for Communities and Local Government's Planning policy for traveller sites dated August 2015 states under Policy E: Local Government's Planning policy for traveller sites dated August 2015 Traveller sites in Green Belt paragraph 16 that " Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. Subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the Green Belt and any other harm so as to establish very special circumstances" ?

What are the very special circumstances that make your proposals "appropriate"? How can you go against current Government Policy so blatantly when surely in Croydon ,with its many industrial estates, brownfield sites and urban sprawl , there are far more suitable sites for such developments. The Government policy/guideline is to have new sites near to existing developments. Clearly this would not be the case with this recommendation.

These proposals are clearly harmful for the Green Belt and would have a negative impact on the environment and wildlife in Coombe Wood, Shirley Hills and Lloyd Park. It would create a precedent for further erosion of our valuable local amenity. Coombe Road and Coombe Lane are already very busy roads and one of the main arteries into the town centre. The additional traffic emanating from these two sites, without significant road improvements , would exacerbate the traffic congestion, not to mention the additional pressure on the already stretched local services such as schooling and general

oes not comply with Government policy of new sites near existing development, is inappropriate development in the Green Belt and very special circumstances are not explained  
Croydon has many industrial, brownfield sites and urban sprawl where there must be more appropriate sites for such developments.  
Sites 661 and 502 will have a negative impact on the environment and wildlife, and impact on traffic congestion, add to an already dangerous junction of Coombe Road and Oaks Road and Conduit Lane. Road improvements would be needed. Will add pressure on local schools and general practitioners. The two sites will not meet the needs of the Traveller community not within walking distance of shops, health centres, schools and other local amenities.  
The traveller community favour smaller sites to avoid risk of inter-family tensions. These sites go against this.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

practitioners. The access roads to these proposed sites are clearly unsuitable for the larger vehicles that this community use as part of their livelihood and way of life. The junctions at Coombe Road, Oaks Road and Conduit Lane are already dangerous for vehicles and this area has the potential with this proposal to become a major accident black spot without significant very costly improvements to the local road network.

In summary not only do I feel that these proposed sites are very unsuitable for the area but also they would not meet the needs of the traveller community. Neither of the proposed sites are within walking distance of shops, health centres, schools and other local amenities which I believe is their preference. The Traveller Community favour smaller sites as there is less likelihood of inter-family tensions. These plans clearly go against this.

I would urge you to give more thought to and reconsider this planning application as it is my strong opinion that it neither suits the Traveller Community nor the local residents .

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This is Green Belt land which is inappropriate for traveller sites. Our community does not wish to lose any of its green belt land. We don't want the start of development in green belt leading to a precedent and subsequent further loss. Also there would be a negative effect on the environment, wildlife etc to lose any green belt land. The site does not meet anyone's needs. It would be detrimental to one local community. Also, it doesn't meet the needs requested by gypsy and traveller communities. They prefer smaller family sites. They require good access to roads, especially for their large vehicles. They do not request public transport, which was stated as a benefit, but it is not relevant to these communities. There are not any shops or amenities near by. These community groups request that too. On every level these sites do not fit traveller needs and they would create a negative impact on the local community's needs. This site is unsuitable to develop. There are not adequate roads, schools, shops, health facilities etc to cope with such development. The cost to put this infrastructure in place is huge. I think that overwhelming costs would outweigh any benefits. The site has local, environmental, conservation, historical and natural significance. It is too important to lose. I think that the area doesn't suit the needs of any travellers. As stated there is no infrastructure to cope with these numbers. Our local area would be compromised. It is most likely there will be an adverse reaction on local businesses. The areas (e.g. Coombe Woods, Coombe Lodge Nurseries) would be negatively impacted by the plans.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

1737/01/001/DM44.2/O	Brian Carter	Object	Soundness - Justified DM44.2 661	<p>I have lived at the my address for nearly 30 years and am writing to object to the use of land at Coombe Lodge Nurseries, off Conduit Lane, (site reference 661) on the following grounds:</p> <p>The site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.</p> <p>The site is located within the Green Belt considered to be inappropriate for development as 'traveler sites', Planning Policy for Traveler Sites, DCLG, August 2015.</p> <p>Selection of the site should have a bias towards 'brownfield or industrial land' not Green Belt.</p> <p>Insufficient local infrastructure to accommodate the plans</p> <p>Lack of necessary amenities in the vicinity</p> <p>Imbalance across the Croydon Borough with two proposed sites [sic. Sites 661 and 502] being in South Croydon in close proximity to each other.</p> <p>It would be detrimental to the rights of adjoining owners.</p>	Could I respectfully suggest that alternative sites such as Pear Tree Farm, Featherbed Lane or that at Lathams Way, off Beddington Farm Road, would be much less detrimental to the environment.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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1747/01/002/DM44.2/O	Angela Rothery	Object	DM44.2 661	<p>With regards to ref 661 converting green belt areas to a Traveller site.</p> <p>Both myself and my family (5 no adults) are very very strongly against both of these proposal.</p> <p>In every regard to the environment, local communities, progress towards the regeneration of Croydon, security and property values, schools we completely disagree with any local areas being made available to travelers on a permanent or temporary basis.</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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Object to use of site 661 for gypsy and travellers as not the most appropriate to help Croydon meet Strategic Objectives as in Green Belt. Not in line with Government planning policy on the Green Belt

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

## Detail:

- Government planning policy with regards to traveller sites wants to ensure that plan-making and decision-taking should protect Green Belt from inappropriate development.
- The proposal to create a permanent traveller site on land designated as Green Belt land is contrary to Policy E of the Planning Policy: "Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances.". There are no very special circumstances. •The National Planning Policy Framework makes it clear that unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within the Green Belt.
- The local character description is clearly at odds with the proposal.
- The justification acknowledges the Green Belt issue, though insufficiently, but relies on the fact that there are existing structures. These are not in fact substantial – being glasshouses – and could be said to be at least environmentally consistent with the Green Belt. But there is no very special circumstance justification proposed as required by Planning Policies.
- Approving the proposal would set a precedent and open the surrounding areas to be subject to similar development. It is not in the community's interests to allow the erosion of the green spaces surrounding the community and we object to the impact this site could have on the environment and wildlife. In the light of these issues, it is not appropriate simply to weight Green Belt as one of many factors to be considered, but rather it presents an overarching policy objection that cannot be over-ridden in the way proposed. The decision making process is contrary to Government guidance

1750/01/002/DM44.2/O	Alan Dufty	Object	Soundness - Justified DM44.2 661	<p>I wish to place on record my objection to the above proposal with is contrary to Government policy (Policy E of Planning Policy for Traveller Sites ) which state "Traveller Sites ( temporary or Permanent ) in the Green Belt are inappropriate development" I assume that you are aware of Government Policy.</p> <p>Croydon Council tell me that money is tight and they are cancelling the Green Waste collection, I am therefore at a loss to understand why you are wasting time and money considering this proposal in an area that is not near any schools or shop.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1752/01/002/DM44.2/O	Alan and Anne Pearson	Object	DM44.2 661	<p>My wife and I wish to object strongly to the proposal for two traveller sites in our local area.</p> <p>As a couple keen on wildlife, we moved to Melville Avenue mainly for its green location and quick access to unspoilt lanes and open areas in what we were led to believe were green belt. Now these are under threat.</p> <p>We have had a fair bit of experience with travellers in the local area in the past, encamped on the Coombe Lodge Playing Fields, in Lloyd Park and on Addington Hills and in all cases have been dismayed by their lack of conscience. They have taken down fences and burnt them as bonfires, destroyed turf on pitches, disturbed our neighbours' beehives, and left considerable amounts of rubbish scattered behind, making no effort even to tidy it into one spot. You will see why then we are less than enthusiastic about the proposals.</p> <p>Both Conduit Lane and Oaks Lane are tranquil places, very good for wildlife which we enjoy watching. There are few such places within easy access of Croydon and we feel very strongly they should be protected.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1755/01/002/DM44.2/O	Ann Kellaway	Object	DM44.2 661	<p>am writing to object to the use of the following locations as gypsy and traveller sites at Coombe Lodge Nurseries off Conduit Lane, site reference 661 and Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

1756/01/002/DM44.2/O	Barbara Wilkins	Object	DM44.2 661	I would like to register my opposition to allowing gypsy sites on Coombe Lodge Nurseries. Croydon is a densely populated and built up area. To allow gypsy sites on these two areas of precious Green Belt is totally inappropriate and I understand contrary to Government planning policy.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1771/01/001/DM44.2/C	Amanda Stretton		DM44.2 661	<p>As a resident of Shirley residing very near Lloyd Park we are writing to object to:</p> <p>1.The use of the following locations as gypsy and traveller sites:</p> <ul style="list-style-type: none"> <li>•Coombe Lodge Nurseries off Conduit Lane, site reference 661</li> <li>•Coombe Farm off Oaks Road, site reference 502</li> </ul> <p>as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.</p> <p>As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1778/01/003/DM44.2/O	D Northcote	Object	DM44.2 661	Please note that my family and I are absolutely against a site being set up. We had trouble with 'travellers' very recently are very aware of the trouble they cause.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

1782/01/003/DM44.2/O	Angus & Olivia Bloom	Object	Soundness - Justified	DM44.2 661	<p>As a resident of Shirley Oaks I am writing to object the proposals for housing development on the estate and surroundings. Having lived in Shirley all of my life I would be deeply disappointed to see it change unrecognisably. I envisage the property on Shirley Oaks Road will either be demolished or surrounded by high density housing. Either eventuality will be highly detrimental.</p> <p>I have viewed the Detail Policies and Proposals on Croydon Councils website and object the following plans, references -  Ref 128  Ref 504  Ref 541  Ref 542  Ref 548  Ref 938  Ref 502  Ref 661</p>	Objection to Site 661	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1788/01/006/DM44.2/O	Alice Desira	Object	Soundness - Justified	DM44.2 661	<p>Policy DM44.2, Table 11.17, site 661 (p179). I totally object to the council plans to create a Gypsy/Traveller site here. This is a greenbelt site and Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". This is quite a beautiful part of Croydon and having this site here would just ruin the area. I have regular experience of travellers where I work on Imperial Way in Croydon and the rubbish that is left by the travellers is disgusting. I can just see Lloyd Park being used as a dumping ground by travellers and the whole area looking unsightly. Please, please do not allow this policy to go through.</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1793/01/001/DM44.2/O	Amit Patel <i>BK Financial Management Limited</i>	Object		DM44.2 661	<p>The council plans to create a Gypsy/Traveller site here. This is a greenbelt site, and it is not appropriate to put a traveller site here. Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

1797/01/007/DM44.2/O	Andrea Telman	Object	DM44.2 661	<p>I totally disagree to the following planning applications which would spoil the character of our local environment and threaten our green belt. I choose to live in an area that is peaceful and quiet and resent the changes that are being forced upon me. In the spirit of true democracy I wish to make clear my objection to the following developments -</p> <p>Policy DM2 (p18); Policy DM40.1 (p166);  Policy 40.4, Table 11.3, Site 30 (p168) ; Policy 40.4, Table 11.3, Site 61 (p168). ; Policy DM41.3, Table 11.14, site 306 (p171); Policy DM44.2, Table 11.17, site 661 (p179). ; Policy DM44.2, Table 11.17, site 662 (p179); Policy DM28 (p115-116); Policy DM35, Table 11.8, Site 945 (p146); and Policy DM31.4 (p126)</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
1798/01/003/DM44.2/C	Bernard Nelligan		DM44.2 661	<p>I understand the draft local plan is out for consultation and feedback is requested. Regarding the consultation my comments are as follows:</p> <p>Policy DM44.2 : There should be no development on Greenbelt sites – no erosion or exception to this principle. A proposed Traveller site on Conduit Lane would be on greenbelt land and should not be permitted as this would be inappropriate development.</p> <p>Policy DM44.2 Loss of greenbelt . Coombe playing fields, CrohamHurst and Sanderstead plantation - none of these sites should be downgraded from Greenbelt to metropolitan open land or any other designation. They are greenbelt and this protection should not be withdrawn and the Council should both respect and vigorously defend the greenbelt.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
1800/01/006/DM44.2/O	Carly Litchfield	Object	DM44.2 661	<p>Objection to the policy, no other information/justification provided.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

1805/01/003/DM44.2/O	Georgina Berry <i>Lamb Home Inspectors</i>	Object		DM44.2 661	In response to details of The Croydon Local Plan, I am objecting to the suggested plans to change the current Green Belt land at Coombe Farm AND AT Coombe Lodge Nurseries into temporary or permanent areas for Traveller/Gypsy sites. The reason being in my opinion it will drastically change the character of our area very much for the worse. We desperately need new housing, but it should be built on brownfield sites not our remaining precious green spaces, particularly in this area.		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1812/01/004/DM44.2/O	Grahame Lamb	Object	Soundness - Justified	DM44.2 661	I wish to notify you of my objections to some of the Council's proposals in the Croydon Local Plan, which has recently been brought to my attention. As I understand from Gavin Barwell MP (Croydon Central) there are plans to build three gypsy/traveller camps in the Green Belt (eg Coombe Farm), and to allow large housing developments on some of our precious green spaces. Once gone these are gone forever. The character of parts of the Borough could be dramatically changed for the worse and this might discourage people from living, working, shopping and investing in the area. Whilst I acknowledge that there is a need for more accommodation in Croydon it is preferable to utilise effectively those brownfield sites which I am given to understand do exist in the area. More brownfield sites might become available in the future and I should like to think that the Council is establishing and/or maintaining and updating a list of suitable locations.	Whilst I acknowledge that there is a need for more accommodation in Croydon it is preferable to utilise effectively those brownfield sites which I am given to understand do exist in the area. More brownfield sites might become available in the future and I should like to think that the Council is establishing and/or maintaining and updating a list of suitable locations	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1821/01/001/DM44.2/O	Hina Shavdia	Object	Soundness - Justified	DM44.2 661	Object to the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661;		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
					object to:  Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;			

1827/01/008/DM44.2/O	Jane & Paul Riley	Object	Soundness - Justified	DM44.2 661	<p>Happy for the Council to replace under-used garages with much-needed homes, but will be objecting to building on precious open space.</p> <p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1829/01/006/DM44.2/O	Christine Cafferkey	Object	Soundness - Justified	DM44.2 661	<p>Policy DM44.2, Table 11.17, site 661 (p179). The council plans to create a Gypsy/Traveller site here. This is a greenbelt site, and it is not appropriate to put a traveller site here. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1835/01/008/DM44.2/O	Peter Docherty	Object	Soundness - Consistent with National	DM44.2 661	<p>This location is in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Travellers Sites published by the government in August say very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of this policy.</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1840/01/001/DM44.2/O	Barbara Muldoon	Object		DM44.2 661	<p>It is one of the most attractive areas in Croydon. Any development in this area would be unacceptable. Apart from the poor access for travellers lorries and caravans, the adjoining businesses Coombe Café and Coombe Lodge would be affected. Has it been considered where residents would take their children to school, as I think only private schools locate in that area.</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

1843/01/006/DM44.2/O	Mrs A L Winkley	Object		DM44.2 661	I object to DM44.2 table 11.17 site 661	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1844/01/003/DM44.2/O	Annette and Robert Butler	Object	Soundness - Justified	DM44.2 661	We strongly object to the following:  The use of the following as gypsy/traveller sites: Coombe Lodge nurseries of Conduit Lane reference number 661	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1853/01/005/DM44.2/O	Brian Matthews	Object		DM44.2 661	Policy DM44.2, Table 11.17, site 661 (p179). This is a greenbelt site, and it is not appropriate to put a traveller site here. Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1854/01/003/DM44.2/O	C Myring	Object		DM44.2 661	The proposed Traveller site in Conduit Lane would seem to be in an inappropriate area and the reclassification of Green Belt areas should be flagged up as unacceptable and should be defended against at all costs	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1860/01/001/DM44.2/O	Mrs Cathy Sidholm	Object		DM44.2 661	I am writing to object to:  1. the use of the following locations as gypsy and traveller sites:  Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

1868/01/010/DM44.2/C Danusia Spink

DM44.2

Change

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I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and one borders a site of Nature Conservation Interest. Such development is in breach of Policy E of Planning Policy for Traveller Sites, which says that "Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development". All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites now, and 39 by 2036 is excessive and will have an adverse effect on the borough. If the number of Gypsy/Traveller sites really needs to be increased by this amount, then a more appropriate location would be around the existing site at Purley Way. The positioning of a Gypsy/Traveller site adjacent to the car park for Coombe Woods, between the Chateau Restaurant and the Hotel/restaurant, would probably deter me from using

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

1883/02/012/DM44.2/O David Hurst

Object

DM44.2

Change

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Coombe Lodge Nurseries off Conduit Lane reference number 661; As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Object

DM44.2  
661

I would like to register my concern in relation to the specific proposal to develop a Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens. My objection is based on the following: This is a greenbelt site, and it is not appropriate to put a traveller site here. It is in contravention of Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, says very clearly: 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. The site is too close to current and proposed schools in the immediate vicinity and presents safety concerns to the many children who will occupying these schools in addition to them travelling to and from their schools. The impact on businesses close to the proposed site will be severally blighted. The enjoyment of local parks, and in particulate the gardens in Conduit Lane will be adversely impacted and the like loss of very limited parking in the area will be severe. I trust my objections will be duly noted and taken into consideration when taking action on this proposed development.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I am writing to register my objections for the following proposed sites for Gypsy and Travellers Sites:  
Coombe Lodge Nurseries off Conduit Lane - Reference 661

The Policies laid out on the Mayor of London - London Assembly website, and Policy 7.17 clearly states that the Mayor's office truly supports the protection of Metropolitan Open Land, and indeed states that "The strongest protection should be given to London's MOL and inappropriate development refused". The Policy lays out what needs to be established to designate an area as MOL, but does not make it clear how a Council can re-designate an area. I therefore object to any permanent Traveller site being constructed on MOL and especially if the area is simply going to be re-designated without any consultation with the local residents and businesses.

I object strongly that Croydon Council can re-designate Metropolitan Open Land or Green Belt land to suit their needs to accommodate a permanent pitch. I cannot see any Planning justification to change the designation, nor for the intrusion into the lives of the residents of Oaks Road and surrounding area. This will massively affect the urban attractiveness of the area and have both emotional and financial repercussions on many lives.

Policy 7.18 relating to Protection of Open Spaces clearly states that open spaces in London must be protected, and any loss must be resisted. I cannot believe the Council would want to go against both of these policies laid down by The London Assembly.

This Club not only provides sport and social activities to over 700 members in the local vicinity, but also provides an important ecological role in the area. The proposed site of Coombe Farm as a site for Gypsies and Travellers has come as a shock to everyone in the area, as borne out by the recent press coverage and attendance at the Consultation Meetings.

The history of unauthorised "pitches" in this area over the past few years has left a bitter resentment, especially in view of the residual mess and threatening behaviour that has always accompanied their trespass. On each occasion that Gypsies/Travellers have been in the area, the club members here have been threatened with physical and verbal abuse. This behaviour is totally unacceptable and despite the subsequent eviction of the Travellers on each occasion, the residual

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

psychological effect on tax payers and constituents' lives cannot be trivialised. We also have a large Junior Section and children play the course during holidays as well as weekends. They are often unaccompanied and the parents need to know they are in a safe environment. This would certainly not be the case in the parents' minds if there was any chance of aggressive behaviour, as previously experienced, towards these children. I am certain that you would not wish to be responsible for putting children in any sort of potentially dangerous situation.

Surely these detailed real issues must be taken into account when determining any permanent site.

I understand that the proposed sites are not within the required distance to both schooling and medical needs, therefore I also object on that basis. The land is in private ownership at Coombe Farm, and any funds spent on "compulsory or otherwise" purchase could surely be spent more wisely on behalf of the population of Croydon. No doubt Central Grants will be available, but Council owned land in an area that will not radically impact on established residents' lives would be a sensible and prudent choice.

1887/01/005/DM44.2/O	David Osland	Object	DM44.2 661	Policy DM44.2, Table 11.17, site 661 (p179). The council plans to create a Gypsy/Traveller site here. This is a greenbelt site, and it is not appropriate to put a traveller site here. Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". I am implacably opposed to any further traveller provision in any part of the borough.		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1888/01/005/DM44.2/O	David, Paula & Oliver Greest	Object	DM44.2 661	Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of pitches then why not increase the size of the site on the Purley Way where the existing site is.	The sites should be closer to public services and located where the existing site is.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

1888/01/002/DM44.2/O David, Paula & Oliver Greest

Object

DM44.2  
661

We want to object to the locating of three traveller sites in and around South Croydon. The building of these sites on green land is wrong and will change significantly the area we live in. We live in Gravel Hill between Featherbed Lane and Coombe Lodge Nurseries and we will therefore be impacted by two if not all three of these sites. As the Council acknowledges the sites is within the Green Belt and borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development" and the Council's approach is clearly a breach of this policy.

Gypsy and Traveller sites should not be located in the Green Belt.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I am writing to register my objections for the following proposed sites for Gypsy and Travellers Sites:

Coombe Lodge Nurseries off Conduit Lane - Reference 661

The Policies laid out on the Mayor of London - London Assembly website, and Policy 7.17 clearly states that the Mayor's office truly supports the protection of Metropolitan Open Land, and indeed states that "The strongest protection should be given to London's MOL and inappropriate development refused". The Policy lays out what needs to be established to designate an area as MOL, but does not make it clear how a Council can re-designate an area. I therefore object to any permanent Traveller site being constructed on MOL and especially if the area is simply going to be re-designated without any consultation with the local residents and businesses.

I object strongly that Croydon Council can re-designate Metropolitan Open Land or Green Belt land to suit their needs to accommodate a permanent pitch. I cannot see any Planning justification to change the designation, nor for the intrusion into the lives of the residents of Oaks Road and surrounding area. This will massively affect the urban attractiveness of the area and have both emotional and financial repercussions on many lives.

Policy 7.18 relating to Protection of Open Spaces clearly states that open spaces in London must be protected, and any loss must be resisted. I cannot believe the Council would want to go against both of these policies laid down by The London Assembly.

This Club not only provides sport and social activities to over 700 members in the local vicinity, but also provides an important ecological role in the area. The proposed site of Coombe Farm as a site for Gypsies and Travellers has come as a shock to everyone in the area, as borne out by the recent press coverage and attendance at the Consultation Meetings.

The history of unauthorised "pitches" in this area over the past few years has left a bitter resentment, especially in view of the residual mess and threatening behaviour that has always accompanied their trespass. On each occasion that Gypsies/Travellers have been in the area, the club members here have

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

been threatened with physical and verbal abuse. This behaviour is totally unacceptable and despite the subsequent eviction of the Travellers on each occasion, the residual psychological effect on tax payers and constituents' lives cannot be trivialised. We also have a large Junior Section and children play the course during holidays as well as weekends. They are often unaccompanied and the parents need to know they are in a safe environment. This would certainly not be the case in the parents' minds if there was any chance of aggressive behaviour, as previously experienced, towards these children. I am certain that you would not wish to be responsible for putting children in any sort of potentially dangerous situation.

Surely these detailed real issues must be taken into account when determining any permanent site.

I understand that the proposed sites are not within the required distance to both schooling and medical needs, therefore I also object on that basis. The land is in private ownership at Coombe Farm, and any funds spent on "compulsory or otherwise" purchase could surely be spent more wisely on behalf of the population of Croydon. No doubt Central Grants will be available, but Council owned land in an area that will not radically impact on established residents' lives would be a sensible and prudent choice.

1892/01/005/DM44.2/O	Dennis Carter	Object	DM44.2 661		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1894/01/006/DM44.2/O	Mr & Mrs Derek & Sue Reeves	Object	DM44.2 661	We would make the following objections to the proposed Draft Local Plan which is a poorly disguised attack on the southern part of the Borough  Policy DM 44.2, table 11.17, Sites 661	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

1896/01/001/DM44.2/O	Divya Kumar	Object		DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1904/01/008/DM44.2/C	Emma Smith			DM44.2 661	I object to the of the following locations as gypsy/traveller sites: Coombe Lodge Nurseries off conduit lane regference number 661	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1908/01/002/DM44.2/O	Alisdair Davis	Object	Soundness - Justified	DM44.2 661	These Gypsy and Traveller sites are being situated in Green Belt areas which goes against Policy E of Planning Policy for Traveller Sites issued by the Government. The sites also do not match the criteria described in Paragraph 4.17 in thar the location of new pitches do not enable the residents to access services including schools and health facilities in the same way that residents of new houses need to be able to access community facilities. Both sites dot by any stretch of the imagination give Gypsy and Traveller sites good access to the road network. Indeed both or accessed by single track roads For reasons stated above I do not believe this approach is deliverable and also will alienate existing Croydon residents to building these sites in Green Belt areas. The approach does not enable sustainable development as it compromises areas of outstanding beauty with vehicles which are the opposite. The main tenet of this proposal is Strategic Objective 10: Improve the quality and accessibility of green space and nature, whilst protecting and enhancing biodiversity	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1915/01/005/DM44.2/O	Andrew Hilton	Object		DM44.2 661	DM44.2, Table 11.17, site 661 proposes a Traveller site on a greenbelt site which seems to run contrary to Government Policy (Policy E, Planning Policy for Traveller sites) which states such sites, whether permanent or temporary, in green Belt are inappropriate development. I do therefore wish to object to this proposal.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

1918/01/008/DM44.2/O	Mr Gareth Champion	Object	Soundness - Justified	DM44.2 661	<p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1920/01/003/DM44.2/O	Mr and Mrs Andrew and Kim Hack	Object	Soundness - Justified	DM44.2 661	<p>We are writing to say that we strongly object to the proposed plans in regards to two locations in Croydon becoming traveller sites.</p> <p>i) Coombe Farm off Oaks Road ii) Coombe Lodge Nurseries off Conduit Lane</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1922/01/001/DM44.2/C	Ann Simpson			DM44.2 661	<p>Gypsy and traveller site in south Croydon</p> <p>Inappropriate development and I would therefore object to the proposal</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1926/01/046/DM44.2/C	Councillor Luke Clancy	Comment	Soundness - Effective	DM44.2 661	<p>Site 661, Coombe Lodge Nurseries, Conduit lane. Transition Town have expressed an interest in restoring this site to a proper nursery facility, utilising the existing greenhouses for the growing of food, which would be a sustainable and appropriate activity within this green belt site.</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Object Soundness - DM44.2  
Justified 661

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

1927/01/002/DM44.2/O Ron Lamb

Object

DM44.2  
661

I am e-mailing you to register total opposition regarding your proposal to put traveller's sites in Coombe Farm and Coombe Lodge. I am and have been a resident of Oaks Road for 20 years and apart from myself being strongly against such an idea, I do not know of one neighbour that is in agreement with this proposal. Apart from there not being adequate amenities in these areas, there is not sufficient transport, road ways, schools to support such a venture. Why would you want to put caravans in these areas, surely in this modern day and age people should live in houses? Also, both these areas are a natural area of beauty with wild life, birds etc... travellers would lower the whole tone of this and bring mess and litter, such as in the past when we had illegal "visits" before they were moved on. I am also informed that these areas are "green belt" and that no such proposal would or should be allowed. I state once again that I am totally against these potential destructive proposals that would spoil a very beautiful part of Croydon if you go ahead with this scheme, or perhaps this is your plan as this is one of the other Conservative Wards that you are targeting to make your changes?

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

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1929/02/001/DM44.2/O Mr Charles Marriott

Object

DM44.2  
661

objection to extremely worrying proposals to build 3 gypsy traveller sites in Croydon on Green Belt sites.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

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Writing to object to the proposed sites for Gypsy and Travellers at Coombe Lodge Nurseries off Conduit Lane, Reference 661. The Policies laid out on the Mayor of London-London Assembly website and Policy 7.17 clearly state that the Mayor's office truly supports the protection of Metropolitan Open Land and states the strongest protection should be given and inappropriate development refused. The Policy does not make it clear how a Council can de-designate an area. I object to any permanent Traveller site being constructed on MOL and especially if the area is simply going to be de-designated without any consultation with the local residents and businesses. I object strongly that Croydon council can de-designate Metropolitan Open Land or Green Belt land to suit their needs to accommodate a permanent pitch. I cannot see any Planning justification to change the designation, nor for the intrusion into the lives of residents of Oaks Road and surrounding area. This will massively affect the urban attractiveness of the area and have both emotional and financial repercussions on many lives. Policy 7.18 relating to the Protecting of Open Spaces clearly states that open spaces in London must be protected, and any loss must be resisted. I cannot believe the Council would want to go against both of these policies laid down by the London Assembly.

In relation to Shirley Park golf course and 700 members, the club provides sport and social activities and also provides an important ecological role in the area. The proposed site of Coombe Farm as a site for Gypsy and Travellers has come as a shock to everyone in the area, as borne out by the recent press coverage and attendance at the Consultation Meetings.

The history of unauthorised 'pitches' in this area over the past few years has left a bitter resentment, especially in view of the residual mess and threatening behaviour that has always accompanied their trespass. On each occasion that Gypsy /Travellers have been in the area, the club members here have been threatened with physical and verbal abuse. This behaviour is totally unacceptable and despite the subsequent eviction of the Travellers on each occasion, the residual effect on tax payers and constituents' lives cannot be trivialised. We also have a large Junior section and children play the course during holidays as well as weekends. They are often unaccompanied and the parents

Objection to proposed Gypsy and Traveller sites at Coombe Farm -site 502 and Coombe Nursery -Site 661 on the grounds of de- designation of MOL and Green Belt, going against Policy 7.17 and 7.18 of the London Plan, the likely impact on Shirley Park Golf Club Members of all ages playing on the golf course and the risk to their safety based on previous experience of gypsy and travellers trespassing on the course and impact on residents of surrounding properties and the attractiveness of the local area. Also the locations proposed do not meet criteria of needing to be near schools, and health facilities. Money spent on compulsory purchase would be better spent on the Croydon population. A gypsy and traveller site on Council owned land in an area that will not radically impact on established residents' lives would be a sensible and prudent choice.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

need to know they are in a safe environment. This would certainly not be the case in the parent's minds if there was any chance of aggressive behaviour as previously experienced, towards these children. I am certain that you would not wish to be responsible for putting children in any sort of potentially dangerous situation. Surely these detailed real issues must be taken in to account when determining a permanent site. I understand that the proposed sites are not within the required distance to both schooling and medical needs, therefore I also object on that basis. The land is in private ownership at Coombe Farm and any funds spent on 'compulsory or otherwise' purchase could surely be spent more wisely on behalf of the population of Croydon. No doubt central grants will be available, but Council owned land in an area that will not radically impact on established residents' lives would be a sensible and prudent choice.

1944/01/001/DM44.2/O	Mr Mark Barrows	Object	DM44.2 661	I am writing to object to:  Coombe Lodge Nurseries off Conduit Lane, site reference 661 for use as a gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b; or with Policy E of "Planning Policy for Traveller Sites" published by Government in August which states "Traveller sites in the Green Belt are inappropriate development";	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1955/01/002/DM44.2/O	Christine McLaughlin	Object	DM44.2 661	Strongly objects to the proposals for permanent encampments on the grounds of safety of the people who use the area, expenditure and environmental damage.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1970/01/001/DM44.2/O	Derek Mezo	Object	DM44.2 661	Inappropriate development at Coombe Lodge Nurseries off Conduit Lane - as a member of Shirley Park Golf Course for over 50 years, I wish to express by support for their objections to this development.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

1980/01/003/DM44.2/O	Dr Kevin Barber	Object	DM44.2 661	<p>Site 502, Coome Farm is in the middle of Llyod Park. This is Green Belt land given by the Lloyd family to the people of Croydon for recreation. People walk here enjoying the peace and beauty. Joggers, dog walkers, whole families go there and in one area sports are played. In another there is a café for people to sit and relax and enjoy the ambience and clean air in relative safety.</p> <p>Site 661 Coombe Lodge Nursery is next to the popular beautiful gardens with lovely tea room, of Coombe Wood with its wooded area. And many enjoy the peace and beauty and space, joggers, dog walkers and families. It is an inappropriate location for a gypsy and traveller site. A few years ago a group of travellers pitched up at the end of Grimwade Avenue at the top of Sandilands. The camp was quite unsightly and when they were persuaded to move on a pile of mess remained which Croydon Council, and in turn Croydon residents had to pay to clear up.</p>	Object to Site 502 and 661 for gypsy and travellers sites on grounds of impact on surrounding environment and use of open spaces nearby.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1982/10/001/DM44.2/O	E McNally	Object	DM44.2 661	I am writing to object to the use of Coombe Lodge Nurseries off Conduit Lane, site reference 661 as gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b:		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1986/01/002/DM44.2/O	Mr & Mrs E Soper	Object	DM44.2 661	<p>object because:</p> <p>inappropriate use of Green Belt and against Govt advice (DCLG, 20115)</p> <p>selection of sites should be biased towards brownfield or industrial sites</p> <p>detrimental to amenity of residents</p> <p>lack of infrastructure to accommodate the demands and other sites should be considered</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

1987/02/002/DM44.2/O	Frances & Mark Monaghan	Object	DM44.2 661	My wife and I wish to object in the strongest possible terms to the Council's proposal to create gypsy/traveller sites on Coombe Farm and Coombe Lodge Nurseries. Both of these sites are in the green belt and one borders a site of nature conversation interest. It is my understanding that to create a Traveller site in such locations would contravene recent Government Guidance on such matters. This is a semi-rural area with no public services or shops nearby - it is inappropriate for both the Travellers and the local environment. To create a Gypsy/Traveller site in such locations would send out a very important message to Croydon Residents about how little the current Council cares for the areas of Croydon that are worth preserving and we have so few of them!	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
1989/01/007/DM44.2/O	S R Samuel	Object	DM44.2 661	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2005/01/006/DM44.2/O	J. M Lewis	Object	DM44.2 661	I object to the use of the site for a gypsy and traveller site as it would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2011/01/001/DM44.2/O	Mrs Jeanne F. Wells	Object	DM44.2 661	I am writing to object to the use of Coombe Lodge Nurseries off Conduit Lane, site reference 661 as gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b:	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2015/01/001/DM44.2/O Mrs Jane M. Smith

Object

DM44.2  
661

I object to the use of the site for  
gypsy and traveller accommodation.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

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Object Soundness - DM44.2  
Justified 661

Objection to the proposed Gypsy and Traveller site at Coombe Farm (site 502).

Council owned land in the area that will not radically impact on residents' lives would be a sensible and prudent choice.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

The London Plan in Policy 7.17 supports the protection of Metropolitan Open Land and inappropriate development should be refused. This policy sets out the criteria for designation as Metropolitan Open Land but does not make it clear how a Council can re-designate an area. I object to any permanent Traveller site being constructed on MOL.

I cannot see any planning justification to change the designation, nor for the intrusion into the lives of residents of Oaks Road and surrounding area. This will massively affect the urban attractiveness of the area and have both emotional and financial repercussions on many lives.

Policy 7.18 of the London Plan relating to open spaces clearly states that open spaces in London must be protected and any loss must be resisted. I cannot believe the Council would want to go against both Policy 7.17 and Policy 7.18 laid down by the London Assembly.

The history of unauthorised pitches in the area over the past few years has left a bitter resentment, especially in view of the residual mess and threatening behaviour that has been accompanied by their trespass. On each occasion that Gypsies and Travellers have been in the area the club members of Shirley Park Golf Club have been threatened with physical and verbal abuse. This behaviour is totally unacceptable and despite the subsequent eviction of the Travellers on each occasion, the residual psychological effect on people's lives cannot be trivialised. The golf club has a large junior section and children play the course during holidays as well as weekends. They are often unaccompanied and parents need to know they are in a safe environment. This would certainly not be the case in the parent's mind if there were any chance of aggressive behaviour as previously experienced towards the children.

Surely these detailed real issues must be taken into account when determining any permanent site.

I understand that the proposed site is not within the required distance to both schooling and medical needs, therefore I object on that basis.

2022/01/002/DM44.2/O	Joe Rowe Shirley Hills Residents Association	Object	DM44.2 661	<p>I object to the proposal as Coombe Lodge Nurseries is Green Belt Land. Policy E of the Planning Policy for Traveller Sites, published by the Government in August states very clearly that "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Previous use does not mitigate this policy. The proximity of this site to the Coombe Farm site, also proposed, would mean a total of up to 45 pitches on 2 sites within a very small area of the Borough. Paragraph 4.19 refers to the need for good access to roads, stating that Gypsies and Travellers "often need to move larger vehicles as part of their livelihood and way of life". Coombe Road junctions with Oaks Road and Conduit Lane are busy and potentially hazardous intersections and are unsuitable for increased, safe movement and manoeuvring of larger vehicles, especially entering and exiting these sites. The proposed Coombe Lodge Nurseries site is adjacent to a Site of Nature Conservation Interest which would be vulnerable.</p> <p>The close proximity of the proposed sites to one another has not been taken into account. All three sites are proposed for a small area in the South of the Borough when there seems to be a successful site at Purley Way which could be expanded. None of three sites proposed has good access to schools, shops and other services. The consequent need for private transport goes against environment and climate initiatives. Government Guidelines ask that local planning authorities policies ensure that children can attend school on a regular basis. These three sites are well away from schools, particularly primary schools and clearly do not reflect the aims of Guidelines or facilitate regular school attendance. The number of Gypsy/Traveller sites in Croydon is to increase from 1 to 4 when our recent experience locally is of travellers responsible for damage, parking illegally, leaving piles of rubbish behind when they are moved on an even engaged in firearms confrontation with the police.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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2027/01/001/DM44.2/O	Mr John Webster	Object	DM44.2 661	I am writing to object to the use of Coombe Lodge Nurseries off Conduit Lane, site reference 661 as gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b:	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2036/02/002/DM44.2/O	Ms Zoe Lazard	Object	DM44.2 661	The site has a lower risk of the site being exposed to unauthorised encampments due to its enclosed boundaries. Access to the site will be problematic with increased traffic. The detrimental affect on local businesses also applies. The nursery could be a great revenue earner for the Council. Allotments area a rare opportunity for Londoners. The space is for the enjoyment of all.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2036/01/002/DM44.2/O	Ms Zoe Lazard	Object	DM44.2 661	The site has a lower risk of the site being exposed to unauthorised encampments due to its enclosed boundaries. Access to the site will be problematic with increased traffic. The detrimental affect on local businesses also applies. The nursery could be a great revenue earner for the Council. Allotments area a rare opportunity for Londoners. The space is for the enjoyment of all.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

The proposal to develop Coombe Lodge Nurseries, Conduit Lane as a residential development for a Gypsy and travelers site does not fall within the Strategic Objectives because:-  
Objective 2: This development will not Foster an environment where existing enterprise can prosper, but will reduce enterprise  
Objective 4: This development will not reduce social, economic and environmental deprivation. It will not reduce unemployment, improve skills and education and improve environmental conditions, the development is not in keeping with the surrounding area.  
Objective 5: This development is not high quality and will not enhance the borough's natural environment but will reduce the natural environment by turning a farm into a travelers housing site  
Objective 7: This development will reduce the area as a safe, healthy and cohesive community.  
Objective 10: This development will reduce the quality and accessibility of green space and nature.

if this development is undertaken it will not deliver the strategic objective. This development will compromise the ability of future generations to meet their own needs. The development will change the outlook and community within the South Croydon area and future generation will suffer because of this.

This proposed development of a travelers site within the Coombe Road area is not within keeping of the current development within this area. Shirley comprises of large semi and detached houses with large green areas. This development is in no way in keeping with out housing in the area.

Changing a green area to an area of residential housing will cause harm and reduce the outlook of the area and is not in keeping with the surrounding area

Building a travelers site will increase noise levels and ruin the character of the area and this development would overwhelm this green area.

Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

This development would diminish the striking view of the area of Addington

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

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Hills and Coombe Farm area.

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2056/01/030/DM44.2/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment	DM44.2 661	Site 661, Coombe Lodge Nurseries, Conduit lane. Transition Town have expressed an interest in restoring this site to a proper nursery facility, utilising the existing greenhouses for the growing of food, which would be a sustainable and appropriate activity within this green belt site;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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2056/01/037/DM44.2/O Councillor Dudley Mead  
London Borough of Croydon

Object

DM44.2  
661

I object to the use of Coombe Lodge Nurseries off Conduit Lane, site 661; as a gypsy and traveller site as it would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political...consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2062/01/046/DM44.2/C Councillor Jason Perry  
*London Borough of Croydon*

Comment Soundness - DM44.2  
Effective 661

Site 661, Coombe Lodge Nurseries, Conduit lane. Transition Town have expressed an interest in restoring this site to a proper nursery facility, utilising the existing greenhouses for the growing of food, which would be a sustainable and appropriate activity within this green belt site.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

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2062/01/011/DM44.2/O Councillor Jason Perry  
London Borough of Croydon

Object Soundness - DM44.2  
Justified 661

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

2071/01/046/DM44.2/C Councillor Mario Creatura  
*London Borough of Croydon*

Comment Soundness - DM44.2  
Effective 661

Site 661, Coombe Lodge Nurseries, Conduit lane. Transition Town have expressed an interest in restoring this site to a proper nursery facility, utilising the existing greenhouses for the growing of food, which would be a sustainable and appropriate activity within this green belt site.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

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2071/01/011/DM44.2/O Councillor Mario Creatura  
London Borough of Croydon

Object Soundness - DM44.2  
Justified 661

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

2078/01/006/DM44.2/O	Mr Nivaj Sawant	Object		DM44.2 661	Incorrect calculation in the selection criteria for 661 (Conduit Lane)		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2087/01/002/DM44.2/O	Phillipa Howard	Object		DM44.2 661	<p>The proposed site of Coombe Lodge Nurseries off Conduit Lane as a site for Gypsies and Travellers will massively affect the urban attractiveness of the area and have both emotional and financial repercussions on many lives. The history of unauthorised "pitches" in this area over the past few years has left a bitter resentment, especially in view of the residual mess and threatening behaviour that has always accompanied their trespass. On each occasion that Gypsies and Travellers have been in the area, the club members here have been threatened with physical and verbal abuse. This behaviour is totally unacceptable and despite the subsequent eviction of the Travellers on each occasion, the residual psychological effect on tax payers and constituents' lives cannot be trivialized.</p> <p>The proposed sites are not within the required distance to both schooling and medical needs, therefore I also object on that basis.</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2093/06/001/DM44.2/O	Loraine Pond	Object		DM44.2 661	<p>Policy DM44.2, table 11.7, site 661</p> <p>This email is sent to register my objection to a gypsy/traveller site being created in a green belt area.</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2094/01/001/DM44.2/O	Mr John D Browne	Object	Soundness - Justified	DM44.2 661	<p>Objection to Site 661 as a travellers' site, given the proximity to local amenities and to schools this is an inappropriate proposal. I am concerned that no regard has been given to the Government's policy of not establishing such sites on green belt land.</p> <p>Objection to Site 661 for a travellers' site given the proximity to local amenities and to schools this is an inappropriate proposal. I am concerned that no regard has been given to the Government's policy of not establishing such sites on green belt land.</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2096/01/009/DM44.2/O	Alfred Lancaster	Object	DM44.2 661	I object to the site for a permanent traveller site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2103/01/001/DM44.2/O	Miss DC Smith	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Object	Soundness - Justified	DM44.2 661	<p>1.1 Object to use of Coombe Nursery site 661, as stated in Policy E of Planning Policy for Traveller Sites 2015 that 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'. Previous use does not mitigate against this policy.</p> <p>1.2 The site is too close to the Coombe Farm Site also proposed and would mean a total of up to 45 pitches on 2 sites in a very small area of the Borough</p> <p>1.3 The Croydon Local Plan paragraph 4.19 (CLP1.1) refers to the need for good access to roads. Coombe Road junctions with and Oaks Road and Conduit Lane are busy and potentially hazardous intersections and are unsuitable for increased, safe movement and manoeuvring of larger vehicles, especially entering and exiting these sites. Travellers 'often need to move larger vehicles as part of their livelihood and way of life'.</p> <p>1.4 The proposed Coombe Lodge Nurseries site is adjacent to a Site of Nature Conservation interest which would be vulnerable. None of the three sites have good access to schools, shops and other services. The consequent need for private transport goes against environment and transport initiatives. Government Guidelines ask that local planning authorities' policies ensure that children can attend school on a regular basis. These three sites are well away from schools, particularly primary schools and clearly do not reflect the aims of the Guidelines or facilitate regular school attendance. None of the three sites take into account the need for good access to roads as in CLP1.1 Para 4.19. Oaks Road, Coombe Road, Conduit Lane and Featherbed Lane are unsuitable for safe increased movement and manoeuvring of larger vehicles, especially entering and exiting these sites.</p>	<p>Objection to Site 661 for use as a travellers site, as goes against Government policy.</p> <p>Site 502 and 661 as proposed traveller sites are too close to each other with potentially 45 pitches in a small area of the Borough.</p> <p>Object to location as issues with busy, potentially hazardous roads for larger vehicles the travellers need and junctions and entrance and exit from both site 502 and 661.</p> <p>Adjacent to a Site of Nature Conservation interest which would be vulnerable. None of the three sites have good access to schools, shops and other services. The consequent need for private transport goes against environment and transport initiatives. Government Guidelines ask that local planning authorities' policies ensure that children can attend school on a regular basis. These three sites are well away from schools, particularly primary schools and clearly do not reflect the aims of the Guidelines or facilitate regular school attendance.</p> <p>None of the three sites take into account the need for good access to roads as in CLP1.1 Para 4.19. Oaks Road, Coombe Road, Conduit Lane and Featherbed Lane are unsuitable for safe increased movement and manoeuvring of larger vehicles, especially entering and exiting these sites.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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Object	DM44.2 661	<p>The site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites. I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political...consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document.</p>	The site should not be allocated as a Gypsy and Traveller site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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2128/03/014/DM44.2/O	Cllr Steve O'Connell AM	Object	DM44.2 661	Transition Town have expressed an interest in restoring this site to a proper nursery facility, utilising the existing greenhouses for the growing of food, which would be a sustainable and appropriate activity within this green belt site.	The site should be allocated for the growing of food.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2136/02/004/DM44.2/O	R. W. Taylor	Object	DM44.2 661	I object to the planned new sites for travellers, why not expand the site they have at present, on the same basis as the expansion of the housing that is being mooted for estates such as Forestdale and New Addington. I object to Travellers being treated differently. Why should they be given new private prime sites?		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2141/01/001/DM44.2/O	P Graham	Object	DM44.2 661	I am writing to object to:  Coombe Lodge Nurseries off Conduit Lane, site reference 661 for use as a gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2144/01/002/DM44.2/O	P Busby	Object	DM44.2 661	I am writing to object to the use of the following locations as gypsy and traveller sites at Coombe Lodge Nurseries off Conduit Lane, site reference 661 and Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2147/01/009/DM44.2/O	Patrick Thomas	Object	DM44.2 661	I am writing at this time to record my objection to the use of the following location for a gypsy and traveller site- Coombe Farm off Oaks Road- site 661		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2150/01/001/DM44.2/O	R. V. Lewis	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2152/01/001/DM44.2/O	David Moulton	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Objection to gypsy and traveller site - as not the most appropriate approach- Inappropriate development is clearly harmful to the green belt. It is not in the surrounding communities interests for the greenbelt to be eroded, approving this application would also set a precedent and open the surrounding areas to be subject to similar planning applications. Negative impact on the local environment and wildlife.  
-as not deliverable-Plan makers have not taken the cost and time needed to mitigate the impact of the development on the sides, Croydon Council has already recognised in its development management policies documents that is the site of the nature conserve interest which borders the Coombe Lodge nursery site Coombe Wood would be negatively impacted by the proposed development.  
-as not enabling sustainable development as Coombe wood is a site of nature conservation and borders the proposed Coombe Lodge Nursery side and would be negatively impacted by the plans. Croydon Council has already recognised this and its development management policies document

From the Croydon gypsy and traveller is accommodation needs assessment 2013.gypsies and travellers living in the Croydon area for a small family sized sites, with similar size to size having fewer into family tensions. The plan is clearly go against this. There is evidence of periodic overcrowding on traveller sites throughout the year and at peak during winter months. This would yet further increase demand on local services. The plan makers have made no indication that they would take this into consideration or look to them at overcrowding.

Objection to gypsy and traveller site on site 661 as in appropriate, not sustainable, and not deliverable. From the Croydon gypsy and traveller is accommodation needs assessment 2013.gypsies and travellers living in the Croydon area for a small family sized sites, with similar size to size having fewer into family tensions. The plan is clearly go against this. There is evidence of periodic overcrowding on traveller sites throughout the year and at peak during winter months. This would yet further increase demand on local services. The plan makers have made no indication that they would take this into consideration or look to them at overcrowding.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2160/03/001/DM44.2/O	Glen Print	Object		DM44.2 661	<p>This site is not suitable for the use and the access is not practical. Conduit Lane is a bridalway. In principle I have no objection for the sitting of a school on this site, as long as a practical and safe access can be provided. This proposed development will result in the the loss of Greenbelt land which does compromise on the ability of future generations to meet their own needs.</p> <p>Coombe Wood is a beautiful and delicate environment and needs to be protected not developed into a travellers' site. The access into Conduit Lane bridalway has no through vehicle access and is not suitable for the amount of vehicle movement. This is designated as Greenbelt Land and should be for the benefit of residents of the Borough, for the purpose of recreational pursuits. We know for a fact that a travellers site will result in higher crime, flytipping and vandalism. We have recent, recorded evidence. This site could be better used as a school, but even then it has difficult access and Coombe Road would be very dangerous for children. If a traffic and access solution can be found, a school is a far more sustainable development and brings far better benefit to the borough and its community.</p> <p>The Council have chosen two site within 1/2 a mile of each other, both in open green space and adjacent to delicate woodland.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2164/02/003/DM44.2/O	Mr John Mills	Object		DM44.2 661	<p>Croydon Council's plans to build three gypsy/traveller sites in the Green Belt, allow housing on some of our precious green spaces and back gardens and completely change the character of parts of the borough. I agree with Gavin Barwell With regards this destruction of our green belt land.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2164/01/003/DM44.2/O	Mr John Mills	Object	Soundness - Justified	DM44.2 661	<p>The respondent objects to the proposal to site three gypsy and travellers sites in the green belt, allowing housing on some of the precious green space and back gardens and would completely change the character of the borough. The sewage and water is up to the limit.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Object	DM44.2	Change	
661		<p>I consider the development at Coombe Lodge Nurseries to be inappropriate for the following reasons:</p> <ul style="list-style-type: none"> <li>- The site is in a green belt area. National guidelines say that traveller sites in the green belt are inappropriate development.</li> <li>- The access road to the site, Conduit Lane, is completely unsuitable for a large number of such large vehicles - it simply was not designed for the high traffic levels we can expect with the additional residents.</li> <li>- Conduit Lane is used for parking for people to access the beautiful Coombe Gardens. The high levels of traffic that the traveller site will create could not be accommodated while maintaining these parking bays which narrow the road. If these parking bays go and the high traffic levels make the road much more difficult to cross for children and the elderly, then accessibility to the park will be reduced.</li> <li>- The size of the development will completely dwarf Coombe Gardens, which is a wonderful local amenity. It is a beautiful public park containing numerous memorial stones and benches to commemorate war dead and more recently lost loved ones. Many local residents choose this location because it is such a tranquil and beautiful place.</li> <li>- The access to Conduit Lane is from Coombe Road, and is already very congested at rush hour and this will be made worse by the traveller traffic.</li> <li>- The traveller development will damage the three local businesses which thrive as a result of their unusual and rural location so close to Croydon. These being Coombe Lodge - Beefeater and Travel Lodge, Coombe Park, coffee Shop and the Chateau Napoleon restaurant and wedding venue. The Council should be looking to grow the local economy, not hamper these businesses that offer good service to the population.</li> <li>- The proposed size of the traveller site is 15-25 pitches, which can each house 3 mobile homes so there could be up to 75 mobile homes on the site. Should further caravans pitch up to use the site, it is unclear how this could be monitored or controlled - so the numbers could even increase. Even at proposed level, the size of this traveller population, compared to the local community on Coombe Road, Oaks Lane and Oaks Road is totally overwhelming and would not be conducive to social cohesion in the area.</li> <li>- The schools in this area are so over subscribed that there has been some proposals that a new school needs to</li> </ul>	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

be developed off Coombe Road. With such a lack of school places for the existing community, there must be insufficient infrastructure to educate the children of these additional families.

2175/01/004/DM44.2/O	Mrs Veronica Prigg	Object	DM44.2 661	I wish to object to Policy DM 44.2 Table 11.17 Gypsy/Traveller site Conduit Lane. This site is designated Greenbelt and as such is not appropriate for a Traveller site, as clearly stated in Policy E of planning for Traveller sites published by Government in August 2015.		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2181/01/004/DM44.2/C	Ray & Anne Smith		DM44.2 661	I strongly object to the following policies: Gypsy/Traveller site on Conduit Lane Policy DM44.2		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2186/01/002/DM44.2/O	A.,G.,H., & M. Vigor	Object	DM44.2 661	This area is greenbelt land and as such according to Government documents, such land is not appropriate for traveller sites.	A gypsy and traveller site should not be located in the Green Belt.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2191/01/004/DM44.2/O	Mr Rodney Beale	Object	DM44.2 661	Objection to the proposals for gypsy and travellers as not the most appropriate for Croydon and unsuitable for the lovely country area of Croydon visited throughout the year by families, residents and visitors. The approach is deliverable but undesirable and will ruin the only real part of the country area in Croydon, which grows with housing and office blocks almost daily. The preferred approach will not enable sustainable development as it will spoil the existing areas where sites are suggested and which will never be the same again. It will also affect schooling, health, and cause disturbance around all areas. If Croydon must comply, areas such as Purley Way or an extension of facilities at Laythams Farm should be the correct options.		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2192/01/001/DM44.2/O	Anthoulla Koutsoudi	Object	Soundness - Justified	DM44.2 661	Croydon has a poor reputation across London as a grey, urban, nasty place. I hear this often. If we are to attract inward investment then we must retain our green spaces in their pristine, green condition, by not permitting any changes to Conduit Lane, Addington Hills or Coombe Wood.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
					The areas around Conduit Lane have seen a recent revival. Many more people are visiting the now attractive teas rooms and are dining there. At the same time they are exploring the very beautiful grounds and also the woods.		
					I adore living in Croydon, and have been paying full council tax as a resident since July 2011, and I love it mainly because of its fabulous woods, hills and green spaces. Let's celebrate and keep them pristine and unaltered. This matters even more now that the town centre is being heavily redeveloped - which I applaud. The green spaces afford a balance and areas of respite from the town centre for many people I know, and many people who we introduce to our green spaces. These proposals would also have a considerable negative impact on local wildlife.		
					Permitting alterations to such wonderful, green spaces is a dangerous precedent to set. Please do not allow this proposal to proceed.		
					This is an inappropriate use of Green Belt. It would be detrimental to the owners of local owners, and there is insufficient local infrastructure to support the planned development. All this goes to show how ill thought out the plans are.		
					It is not deliverable without considerable cost to Council taxpayers, huge disruption to amenities and permanent problems for traffic flows into Croydon which are already very congested and slow, even outside rush hours.		
2199/01/006/DM44.2/O	August & Wendy Kolster	Object		DM44.2 661	3.Gypsy / Traveller Sites (Policy DM44.2, Table 11.17, site 661 - p179)	No change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
					We do not know of any people that believe that Gypsy / Traveller Sites are compatible with achieving a nice neighbourhood and neither do we. Using green spaces for this purpose would be a double whammy in bringing down the quality of life in Croydon Borough.		

2301/01/011/DM44.2/O	Breda Mohan	Object	DM44.2 661	I object to the use of Coombe Lodge Nurseries off Conduit Lane Ref: 661 as a gypsy/traveller site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2302/01/008/DM44.2/O	Brenda Stratford	Object	DM44.2 661	The use of the following locations ref 502 & 661 as gypsy/traveller sites	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2304/01/001/DM44.2/O	Mandy Lambert	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2318/01/001/DM44.2/O	Julie Litchfield	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2326/02/006/DM44.2/O	Mrs Mollie Dagnell	Object	DM44.2 661	I object to the use of Coombe Lodge Nurseries off Conduit Lane as a gypsy and traveller site as the site would constitute in appropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2334/01/004/DM44.2/O	Mr Noel Vas	Object	Soundness - Consistent with National	DM44.2 661	<p>The council plans to create a Gypsy/Traveller site here. This is a greenbelt site, and it is not appropriate to put a traveller site here. Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".</p> <p>I would have thought it would be in the Council's interest to arrange for travellers to be in permanent housing and send their children to school. This is because I understand that many travellers do have permanent housing that they live in during the winter and other months when their caravans would get stuck in the mud.</p>	I believe the Council should look to existing sites (e.g. off the existing site on Purley Way) and brownfield sites but only where local services are already available, or even on redeveloping under-used garage spaces, with much needed permanent housing.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2348/01/001/DM44.2/O	Mr Robin Morrison	Object		DM44.2 661	<p>The traveller site will have an adverse impact on what is a prime recreational and green area of Croydon which has been used by people from all over the borough. This area has recently won a Green Flag award as one of the best kept green spaces in the country and such a development would obviously affect this status. It will have a detrimental effect on local businesses which are adjacent to the site. There are not enough local amenities - schools, health facilities, shops etc. to support a site of this size in the immediate vicinity. The proposed approach does not enable sustainable development due to the detrimental effect the site will have on the surrounding green belt land and adjacent businesses.</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2361/01/005/DM44.2/O	Alan Chitty	Object	Soundness - Justified	DM44.2 661	<p>My objections are based on the fact that the proposals are not in the best interests of the electorate of the borough and that the proposals will only be harmful to the environment offering no benefits to the community. Building on the Green Belt is not the best option. In the case of the proposed traveller sites PTF is green belt, there are no suitable transport, school or social services in the vicinity. Combe Farm is green belt and Conduit Lane are both close to well established businesses which will be blighted by having such sites in close proximity.</p> <p>Conduit Lane would be better used as an educational establishment for young adults or people with learning difficulties giving them an opportunity to make a contribution to the local economy.</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2363/01/003/DM44.2/O	Anthony Cole	Object	Soundness - Justified	DM44.2 661	I believe the proposed traveller sites are inappropriate in these Green Belt areas	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2364/01/007/DM44.2/O	Alison Crane	Object	Soundness - Justified	DM44.2 661	Coombe Lodge Nursery, Conduit Lane site is not a suitable site for a traveller site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2366/01/002/DM44.2/O	Adrian Little	Object		DM44.2 661	I strongly object to using Conduit Lane as a traveller site as it is part of the largest and most beautiful green spaces close to Croydon and such development would detract from the entirety of this wonderful amenity gifted to Croydon in perpetuity .	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2382/01/002/DM44.2/O	Miss Lorraine Gooding	Object	Soundness - Consistent with National	DM44.2 661	<p>I strongly object to the proposals for a Gypsy and Traveller site in this area of Croydon. It will certainly change the character of this beautiful part of Croydon.</p> <p>The two locations (Coombe Farm and Coombe Lodge Nurseries) are in the Green Belt and therefore contrary to government policy (Policy E of Planning Policy for Gypsy Sites) which states traveller sites temporary or permanent in the Green Belt are inappropriate.</p> <p>Our neighbourhood has encountered continual and numerous travellers campsites over the years. They left rubbish, human excrement and were seen trying to steal vehicles and prowling around private homes. It took weeks to clear up.</p> <p>I also have weekly encounters near where I work on Imperial Way.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2429/02/002/DM44.2/O	Mr & Mrs E Abdul-Nabi	Object	Soundness - Consistent with National	DM44.2 661	Object to the use of Coombe Nurseries as a Gypsy and Traveller site as it would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2448/01/046/DM44.2/C	Andy Stranack <i>Croydon Council</i>	Comment	Soundness - Effective	DM44.2 661	Site 661, Coombe Lodge Nurseries, Conduit lane. Transition Town have expressed an interest in restoring this site to a proper nursery facility, utilising the existing greenhouses for the growing of food, which would be a sustainable and appropriate activity within this green belt site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2448/01/011/DM44.2/O  
Andy Stranack  
Croydon Council

Object  
Soundness -  
Justified  
DM44.2  
661

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria.

Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2450/02/009/DM44.2/O	Mr & Mrs Jeffrey	Object		DM44.2 661	<p>I will be objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2455/01/002/DM44.2/O	Alan Warner	Object		DM44.2 661	<p>The purpose of this e mail is to register my objections to the proposed change to the designation of Green Belt and Metropolitan Open Land. I understand that the Council have identified two locations for travellers/gypsy sites at Coombe Lodge Nurseries ref 661. These proposals are contrary to Government Policy (Policy E of Planning Policy for Travellers sites) which states that Travellers sites (temporary or permanent) in the Green Belt are inappropriate development.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2493/02/001/DM44.2/O	Ben Plummer	Object		DM44.2 661	<p>I object to the use of the site for gypsy and traveller accommodation.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2540/01/008/DM44.2/O	Mrs Sandra Cooper	Object	Soundness - Justified	DM44.2 661	<p>I object to the use of this site as a Gypsy and Traveller site.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2541/01/012/DM44.2/O	Ms Susanne Million	Object	DM44.2 661	Coombe Lodge Nurseries off Conduit Lane reference number 661 for the use as a Gypsy/Traveller site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2542/01/002/DM44.2/O	N Johnceline	Object	DM44.2 661	<p>Object to proposed Gypsy and Traveller site at Coombe Lodge Nurseries off Conduit Lane (reference number 661). This site is in the Green Belt a and would not comply with Policy SP2.7a and SP2.7b. -inappropriate development is harmful to the Green Belt and should not be approved, except in exceptional circumstances. Traveller sites ( temporary or permanent) in the Green Belt are in appropriate development'. There are no 'very special circumstances' that warrant the proposed use of these Green Belt sites.</p> <p>Exit and entrance to the Conduit Lane site is limited and would have to be improved, resulting in additional cost to the Council and considerable disruption to traffic in Oaks Road (an already busy main road) and the Tram Line, Would such widening of the road (which would have to be implemented) mean concreting over part of historic gardens at Coombe Wood..a site of Nature Conservation Interest (SNCI)? This would clearly have repercussions for the community gardens/ café/park. Additionally, Conduit Lane is part of the Vanguard Way- a historic path used by ramblers, walkers, families etc for generations.</p> <p>The site does not have any local amenities-shops,healthcare,primary schools (I think there is only one secondary school in the immediate area), so will not serve the traveller community. Surely expanding the existing brownfield site in Purley Way would be more cost effective and preferable to the travellers as it provides opportunities for employment, schools and medical care in the immediate vicinity, which the proposed sites do not.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2543/01/001/DM44.2/O	Mr William Barnett	Object		DM44.2 661	<p>Objection to Site 661 and 502 for a gypsy and traveller site as inappropriate development within the Green Belt, with traffic issues at Coombe Road junction, and the proposed sites are not within reasonable walking distance of local amenities. Walkways are inadequate and it is difficult for pedestrians to cross Coombe Road in heavy traffic. Also object to the alternative option of a school on site 661 as there is already a school at the other end of Melville Avenue which causes traffic during term time in the morning and evening in the surrounding area. Traffic in Melville Avenue which is approached via Crohan Road or Coombe Road ( busy roads) is often chaotic and any increase should not be countenanced and may lead to accidents.</p>	<p>Objection to Site 661 and 502 for gypsy and traveller sites as inappropriate development in the Green Belt and the impact on local traffic, with traffic issues at Coombe Road junction, and the proposed sites are not within reasonable walking distance of local amenities. Walkways are inadequate and it is difficult for pedestrians to cross Coombe Road in heavy traffic. Objection to alternative use of site 661 as a school on grounds of traffic impact.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
2546/01/006/DM44.2/O	Mr & Mrs Robert & Patricia Cole	Object	Soundness - Justified	DM44.2 661	<p>The plans for travellers sites on the local green belt are unacceptable and will change the character of the area and also overburden the already problematic local road infrastructure.</p>		Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
2548/02/002/DM44.2/O	Sally Grenville	Object		DM44.2 661	<p>I am writing to object to Coombe Lodge nurseries off Conduit Lane site ref 661. Site would constitute inappropriate development in the green belt and would not comply with policy SP2.7a &amp; SP2.7b. In the consultation process with the Gypsy &amp; Travellers they requested small sites that are more manageable. Site is close to a busy road and tram lines that could be dangerous to children. They also requested sites near to doctors, primary schools and shops. There is a suitable brownfield site/ existing site along the Purley way, offering more opportunities for employment. It is very important that the sites offer safe entrance and exits to sites to ensure there is no danger of accidents. This site is not suitable and would be costly to the council's already stretched budget. The consultation refers for the need for good access to roads as "they often move larger vehicles as part of their livelihood and way of life". Coombe Road and Oaks Road are already very busy, the sites would cause no end of delays and frustration to drivers.</p>		Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

2552/01/006/DM44.2/O	Ms Cliona Moore	Object	DM44.2 661	Incorrect calculation in the selection criteria for 661 (Conduit Lane)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2556/01/001/DM44.2/O	Miss F Matthews	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2563/02/001/DM44.2/O	Mr Sean McDermott	Object	DM44.2 661	Objects to the siting of a gypsy and traveller site in this location.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2563/03/002/DM44.2/O	Mr Sean McDermott	Object	DM44.2 661	<p>We must protect our green areas and surely there are better sites than this one. It would be detrimental to the green belt and the character of the area. The idea that because there are glass houses already in Council owned nursery that it can bypass the usual green belt restrictions seems dubious. The site is completely impractical in terms of access and safety being cvlose to very busy roads.</p> <p>Suggestions are:  536- Croydon Airport , Waddon  632- Kent gate way, Bridle way  767- Cane Hill -South part, Coulsdon.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2564/01/003/DM44.2/O	Mrs Shirley M Kell	Object	DM44.2 661	<p>l object to the building of Traveller Sites.</p> <p>1. Ref.No.502-Coombe Farm off Oaks Road identified as suitable for 15-20 pitches.</p> <p>2. Ref.No.661-Coombe Lodge Nurseries off Conduit Lane identified as suitable for 15-25 pitches.</p> <p>I strongly object to either of these areas being used as gypsy/traveller sites.They are both in the Green Belt,and are totally inappropriate for such use. In addition they would be in close proximity to Coome Lodge Travelodge,a very popular local venue.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
2566/01/011/DM44.2/O	Mrs S White	Object	DM44.2 661	<p>I object to the use of Coombe Lodge Nurseries off Conduit Lane Ref: 661 as a gypsy/traveller site.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

2576/02/002/DM44.2/O	Sally Kibble	Object	DM44.2 661	<p>I am writing to object about Site References 661/502, both being inappropriate use and development of Green Belt land. There are adjacent areas of outstanding beauty, sites with biological significance, as well as playing fields for the local community. These would all be affected, not least during the construction of Travellers Sites. The London Plan does not advocate such a development and seems unrealistic for two such sites to be located in the London Borough of Croydon, already over-stretched owing to refugees and asylum seekers arriving at the borough's Home Office. Not only will this proposed development overburden Croydon as a whole, but also our homes (within 2 miles of said sites). Amenities, Schools, GP practices and the like will be inadequate for an influx of such a population.</p> <p>Without adequate provision of facilities more than homes alone, not only will the Travellers be disappointed but also local residents who chose to live, close to this location owing to the outstanding open spaces. We have seen the Riots of 2012. Many foreign visitors have sought to live in our Borough. However, the very nature of the name "Traveller", suggests this new group of people may be transitory; we may find our Schools and Hospitals will be overstretched and with a nomadic population, teachers and doctors to name but a few will be unable to provide continuity of care, to the excellent standard we desire for the existing community</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
2577/01/001/DM44.2/O	Natalie Jensen	Object	DM44.2 661	<p>I am writing to oppose the proposed traveler site at conduit Lane. I frequently visit Coombe Gardens with my family and would be concerned for the potential damage to these woods, considering a historic disregard and lack of respect for their surroundings in the traveler communities. I would be equally concerned at our safety, as we have in the past, been subjected to verbal abuse from travellers playing in the playground at Ashburton park when they managed to break in there last year.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

2584/04/001/DM44.2/O	Mrs Sharon Hodges	Object	DM44.2 661	<p>I am writing to give my objections to the following location as a traveller/gypsy site:  Coombe Lodge Nurseries -off Conduit Lane Ref 661</p> <p>This site is on the green belt and so inappropriate for development according to government policy. Coombe Wood is a site of Nature Conservation Interest (SNCI and is on the list of historical parks and Gardens (2008). The area is a local beauty spot used for recreation by people all over the borough. This peaceful area would disappear. The Borough Character Appraisal 2015 has listed this area as having special character. The proposed development is not sensitive to this. The access along Conduit Lane is not suitable for large vehicles. The exit onto Coombe Lane is dangerous with limited visibility. There are no footpaths along Coombe Lane in that area making it dangerous for pedestrians. There are few local amenities in the area. There are no shops within walking distance. There are no buses along Coombe Lane. It is a dangerous walk along the road to the tram stop.</p>	<p>I am writing to give my objections to the following location as a traveller/gypsy site:  Coombe Lodge Nurseries -off Conduit Lane Ref 661</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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2584/03/002/DM44.2/O	Mrs Sharon Hodges	Object	DM44.2 661	<p>Objections to allocate 661 site for Gypsies and Travellers  Inappropriate use of Green Belt land  lack of relevant amenities close to hand  adverse effect on neighbouring bussinesses and leisure amenities  site has a more appropriate use for a school</p>		Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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2586/02/002/DM44.2/O	Anna Bannon	Object	Soundness - Justified	DM44.2 661	<p>The proposals to develop this site for Gypsy and Traveller pitches is completely inappropriate because:</p> <ul style="list-style-type: none"> <li>- It is in Green Belt and is therefore contrary to Policy E of Planning for Traveller Sites (government guidance)</li> <li>- The site is some distance from public services</li> <li>- A site should be found in the Purley Way area instead where the existing site is</li> <li>- A site here would compromise the ability of the current generation and future generations to enjoy this green space</li> <li>- Damage to this green space would make Croydon a less attractive place to live in and discourage business relocation to Croydon reducing employment opportunities for Croydon's residents</li> <li>- The scoring system does not reflect the importance of green spaces and is highly objectively</li> <li>- There is a mistake in the scoring system and it should be recorded as - 5 for being in Green Belt, not +5</li> <li>- The social deprivation criterion is illogical as pressures on services apply equally across Croydon</li> </ul>	The assessment should be reassessed by an independent party. Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2586/01/002/DM44.2/O	Anna Bannon	Object		DM44.2 661	I am writing to object to site 661's use as a gypsy and traveller site. This would constitute inappropriate development in the Green Belt and would not comply with SP2.7a and b.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2588/02/002/DM44.2/O	M G & T N Flynn	Object	Soundness - Justified DM44.2 661	<p>Coombe Lodge Nurseries off Conduit Lane, reference number 661</p> <p>1. This site is also in the green belt and according to Government Policy is deemed inappropriate.</p> <p>2. The council has gone to great expense to protect the site from mobile travellers and this seems to have been a great waste of taxpayers' money if they now allow a permanent site.</p> <p>3. Several businesses which make a big contribution to the local economy and also provide much needed amenity to the public will be detrimentally affected by the site.</p> <p>4. Coombe Park which is a beautiful landscaped park and contains many memorials to war dead and families' loved ones will be completely overwhelmed by this enormous traveller development for up to 75 mobile homes right next door. The huge amount of traffic going along Conduit Lane will make access to the park from the parking bays on the other side of the road much more difficult and dangerous. These parking bays are used by the very young and the very old to give them easy and safe access to this beautiful public park.</p> <p>5. Again the size of the site will totally overwhelm the nearest settlement of residents on Coombe Road, Oaks Road and Oaks Lane.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2590/01/006/DM44.2/O	Mr & Mrs Wilkinson	Object	DM44.2 661	Incorrect calculation in the selection criteria for 661 (Conduit Lane)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2592/03/002/DM44.2/O	Mr & Mrs Lewis	Object	DM44.2 661	I am concerned about Conduit Lane/Coombe Lodge Nurseries being allocated - this is inappropriate in this location adjoining Lloyd Park, Coombe Gardens and in the Green Belt.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2592/02/002/DM44.2/O	Mr & Mrs Lewis	Object	DM44.2 661	I am concerned about Conduit Lane/Coombe Lodge Nurseries being allocated - this is inappropriate in this location adjoining Lloyd Park, Coombe Gardens and in the Green Belt.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2592/01/001/DM44.2/C	Mr & Mrs Lewis	Comment	DM44.2 661	This is inappropriate in this location.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Object Soundness - DM44.2  
Justified 661

Coombe Lodge Nurseries, Conduit Lane is on the Green Belt.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Summary:

Not in line with Government planning policy on the Green Belt

Detail:

- Government planning policy with regards to traveller sites wants to ensure that plan-making and decision-taking should protect Green Belt from inappropriate development.

- The proposal to create a permanent traveller site on land designated as Green Belt land is contrary to Policy E of the Planning Policy: "Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances.". There are no very special circumstances.

- The National Planning Policy Framework makes it clear that unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within the Green Belt.

- The local character description is clearly at odds with the proposal.

- The justification acknowledges the Green Belt issue, though insufficiently, but relies on the fact that there are existing structures. These are not in fact substantial – being glasshouses – and could be said to be at least environmentally consistent with the Green Belt. But there is no very special circumstance justification proposed as required by Planning Policies.

- Approving the proposal would set a precedent and open the surrounding areas to be subject to similar development. It is not in the community's interests to allow the erosion of the green spaces surrounding the community and we object to the impact this site could have on the environment and wildlife.

In the light of these issues, it is not appropriate simply to weight Green Belt as one of many factors to be considered, but rather it presents an overarching policy objection that cannot be over-ridden in the way proposed.

The decision making process is contrary to Government guidance. To be considered deliverable, sites should be available now, offer a suitable location for development now and we do not believe that The

Assessment and selection of sites for Gypsy and Travellers undertaken was credible.

Plan makers have not considered the time it will take to commence development on site need for infrastructure improvements – roads, GPS, schools and transport.

There is basis for challenging the way in which this potential site has been selected.

1 Para 3.1 – Green Belt sites included for review of eligible sites “to ensure that all locations for a site considered”, but at the same time “Exclusion of sites in Croydon Metropolitan Centre and within District Centres and Strategic Industrial Locations and Conservation Areas due to viability, deliverability and impact on heritage considerations”. Is this a balanced view?

4 Para 4.1 sets out the criteria and weightings. As indicated above, Green Belt with no built form is given a weighting (-10) which, though high, is not very significant given that there are 29 or 30 criteria and can easily be outweighed by other factors that are less significant in policy terms. Furthermore, Coombe Nurseries has been weighted -5 for Green Belt, in recognition of the fact that there are some structures on the site, AND has been given 5 for the fact that (in the assessor's view) such structures as there are can be converted to traveller use (if the buildings had to be demolished, on a green field site, this would have attracted -5).

1 SP2.7 on the Council's proposals to deliver 39 additional gypsy and traveller sites indicates that land will be allocated in accordance with the proposals, but that any ADDITIONAL sites that are not so allocated should meet some stated criteria, including good access to local shops and essential services and good transport access; these seem to be criteria that were excluded from the proposed allocation, suggesting that any alternative proposals would need to meet stiffer criteria. Is this a fair view?

2 The bases for site criteria weightings are unclear.

The proposed development does not meet the needs of the present (see further info in section 3): Gypsies and Travellers needs are not addressed: not enough local amenities, sites are too big, unfit

local roads.

The proposed development does compromise the future of the local area.

- Government planning policy is to ensure local planning authorities have due regard to the protection of local amenities and the local environment.
- It is likely the proposals will have an adverse effect on local businesses
- Coombe Wood is a Site of Nature Conservation Interest (SNCI) (List of Historical Park and Gardens 2008) and borders the proposed Coombe Lodge Nurseries site, and would be negatively impacted by the plans. Croydon Council has already recognised this in its Development Management Policies document.
- The Borough Character Appraisal of 2015, the local area is listed as having special character. The proposed development is not sensitive to, and does not respect, this.

Based on survey responses, most Gypsies and Travellers living in the Croydon area would prefer small, family sized sites. Stakeholder comments suggested that smaller sites have fewer inter-family tensions and are therefore easier to manage. The plan goes against these wishes

- The proposed plan does not take into account the need for good access to roads. The Croydon Local Plan paragraph 4.19 refers to the need for good access to roads, stating that Gypsies and Travellers "often need to move larger vehicles as part of their livelihood and way of life". – this may be an assertion relevant to the assessment of sites and the narrowness of Coombe Lane. The proposed sites are not suitable for traveller vehicles.

- It is very important that the site has a safe entrance and exit. There are very strict Highway regulations about visibility at the entrance/exit to sites to ensure there is no danger of accidents. This links into the insufficient local infrastructure and we know how dangerous the junctions Coombe Road/ Oaks Road/ Conduit Lane can be. Both sites are accessed by single lane roads and the proposed plans do not take into consideration the potential extensive alterations needed to the local road network.

10.18 The settled community neighboring the sites should also be involved in the consultation from an early stage. There may be scope for expanding existing sites to meet some of the need. However, the

preference is for smaller sites which tend to be easier to manage.  
•Is there not scope for extending existing sites in the Borough to meet some of the need? It is not clear how much consideration has been given to this.

10.19 In terms of identifying broad locations for new sites, there are a number of factors which could be considered including:

- ☐ Social
- ☐ School catchment areas

•The area is not in a school catchment area.

10.21 Gypsies and Travellers undertaking the survey also suggested that it is important that new sites are located close to amenities such as shops, schools and health facilities

- There are no local shops and amenities
- There are no local buses although there is a Tram
- The GPs in the area are already full to bursting.
- Croydon University hospital cannot cope with the influx of patients already. This would add further nursing and Finance pressures/

10.22 CLG (2012) guidance suggests that Local planning authorities should strictly limit new traveller site development in open countryside that is away from existing settlements

•Gypsies and Travellers often need mixed-use employment sites (as they often run a business from the place where they live). The proposed plan does not address this in a Green Belt location where commercial activities on site could lead to substantial hazardous contaminants and waste materials escaping from the site.

☐

•Gypsies and Travellers often express their preference to be within walking distance of shops/ health centres/ schools/ local amenities. The proposed sites are not close to any of these. The proposed sites go against Gypsies and Travellers preferences and against environment and climate initiatives by promoting the use of their own vehicles for daily life.

•From Government Guidelines, Local planning authorities should ensure that their policies ensure that children can attend school on a regular basis. The site is well away from schools (particularly primary school provision)

and clearly does not reflect the above aim, or facilitate regular school attendance. Widely recognised by Government source that literacy can be an issue within the Travelling community, this would place even more pressure on local schools to provide for support of their needs. Recent studies suggest a greater proportion of ill-health amongst the travelling community, adding more pressure to local health centres. In addition to going against Government Planning Policy for traveller sites, the closest services will therefore have further demands placed on them.

- There is evidence of periodic overcrowding on traveller sites, throughout the year and at a peak during winter months. This would yet further increase demand on local services. The plan makers have made no indication that they would take this into consideration or look to limit overcrowding.

The Croydon Local Plan Note that paragraph 4.19 in referring to the need for good access to roads, states that "they often need to move larger vehicles as part of their livelihood and way of life" – this may be an assertion relevant to the assessment of sites and the narrowness of Coombe Lane. The local roads would not be suitable for the continuous use of "larger" vehicles.

- gypsy-traveller.org - The best type of land is a 'brown field' site, The site should be close to local amenities. It is very important that the site has a safe entrance and exit. There are very strict Highway regulations about visibility at the entrance/exit to sites to ensure there is no danger of accidents and this is very important.

The objections may be summarized as:

- inappropriate use of Green Belt land
- lack of relevant amenities close to hand
- Lack of supportive infrastructure
- adverse effect on neighboring businesses and leisure amenities
- site has a more appropriate use for a school

2599/01/008/DM44.2/O	Helen Armstrong	Object	DM44.2 661	Coombe Lodge should be acknowledged as Green Belt	Coombe Farm should be acknowledged as Green Belt	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2600/01/002/DM44.2/O	Hitesh Patel	Object	DM44.2 661	<p>I am writing to register my objections for the following proposed sites for Gypsy and Travellers Site Coombe Lodge Nurseries off Conduit Lane - Reference 661.</p> <p>Following up from the letter sent by Steve Murphy (General Manage). I too am not happy with what you are planing to impose on our lives. Reiterate, the travellers/Gypsies are very rude &amp; me being of Indian origin, little children of not older than 6 or 7 came over, took our golf balls, calling me racially abusive names with their guardians not standing more than few yards. I do not believe a society of such vulgarity should be accommodated at the cost of decent law abiding citizens. I'm not being a Nimby, just want to enjoy my time at this beautiful golf course at the weekends in the main, so please put yourself in our shoes. Please reconsider your options. As a suggestion, opposite Purley way playing fields would be ideal place to create an enclosure.</p> <p>Its also not fair that whereas we pay for our way in life these get handed pieces of land at our expense. I've every faith in you &amp; your team to make the right choice without upsetting the apple cart.</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2604/01/003/DM44.2/O	I and W Smith	Object	DM44.2 661	We are writing to object to the use of the following locations as gypsy/traveller sites: - Coombe Lodge Nurseries off Conduit Lane reference number 661		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2605/01/023/DM44.2/O	Ian Broyd	Object		DM44.2 661	Croydon has very few green places that are actually loved and residents are proud of so they need to be left as they are or enhanced. The proposal to place travellers site is not acceptable. These sites are stated by the Council to be in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Also these sites are far from schools and shops therefore not suitable for the proposed change of use.	The site should not be allocated as gypsy and traveller site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2607/01/002/DM44.2/O	A&L Issac	Object		DM44.2 661	Re:Proposals for Traveller's Site on Conduit Lane Proposal for School on Coombe Playing Fields  We are writing to object to the above proposals. We have grown up in South Croydon and have been regular visitors to Coombe Wood and gardens, and now with our young daughter. This green belt refuge in dense suburban Croydon would suffer great from any development in Conduit Lane. A traveller site would be inappropriate and adversely affect the character of this special environment		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2617/01/001/DM44.2/O	Richard Parrish <i>Archbishop Tenison's School</i>	Object		DM44.2 661	I am writing on behalf of the school and its Governors to object to the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; The ground for my objections is: both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b, with Policy SP7.2 and the protection of the green grid or with 6.15 Strategic Objective 10 relating to the green grid;		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2624/01/002/DM44.2/O	Mr T A Braim	Object	Soundness - Justified	DM44.2 661	Why do Gypsies and Travellers have preferential treatment with regard to having sites where public transport accessibility is not an issue disregarding government guidance. Likewise over privacy.  This site will require access to Coombe Road at a staggered junction which is congested at the best of times and a nightmare in the morning and evening peaks.	If Green Belt sites are being considered why not consider sites such as Site 536, 632 or 767 as well?	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2626/02/002/DM44.2/O	Mrs A Little	Object	DM44.2 661	The proposed gypsy and traveller site at Coombe Road Nurseries has inadequate access. The site has no local amenities for mothers and young children. There are no local shops or schools. This development is harmful to the green belt. There is a need for improved infrastructure; roads, Primary schools, doctors surgeries etc and therefore gypsies and travellers needs are not addressed. The proposed development compromises the future of the local area; (a) adverse impact on local business (b) Coombe Wood is a site of nature conservation interest, which borders Coombe Lodge nurseries site and would be negatively impacted by the plans ©The plans are not sensitive to the Borough Character Appraisal 2015, where the area is listed as having special character. Gypsies and travellers prefer smaller sites.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2628/02/001/DM44.2/O	Mr Marin Little	Object	DM44.2 661	The developemnt would be harmful to the green belt. It would create a major road safety hazard. Inadequate access to roads and vital amenities/local infrastructure there are better, cheaper and more appropriate sites available to the Council. Excessive cost of boosting local infrastructure to cope with the increase in population. The proposal does not meet the needs of the present, and will inevitably compromise the ability of future generations to meet their own needs.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2635/01/003/DM44.2/O Paul Sandford  
Bourne Society

Object

DM44.2  
661

I object to the use of the following locations as gypsy and traveller sites Coombe Lodge Nurseries off Conduit Lane, site 661; Coombe Farm off Oaks Road, site 502; Pear Tree Farm and Pear Tree Farm Cottage, Featherbed Lane, site 755; as all three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

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2635/01/040/DM44.2/O	Paul Sandford <i>Bourne Society</i>	Object	DM44.2 661	661, Coombe Lodge Nurseries, Conduit lane. Transition Town have expressed an interest in restoring this site to a proper nursery facility, utilising the existing greenhouses for the growing of food, which would be a sustainable and appropriate activity within this green belt site	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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Coombe Lodge Nurseries, Conduit Lane is on the Green Belt.  
Not in line with Government Planning policy on the Green Belt.  
- Government Planning Policy with regards to traveller sites wants to ensure that plan-making and decision-taking should protect Green Belt from inappropriate development.  
- The proposal to create a permanent traveller site on land designated as Green Belt land is contrary to Policy E of the Planning Policy  
"Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. There are no very special circumstances.  
The preferred approach is not deliverable. To be considered deliverable, the sites should be available now, offer a suitable location for development now and we do not believe that the Assessment and selection of the sites for Gypsy and Travellers undertaken was credible.  
Plan makers have not considered the time it will take to commence development on site, need for infrastructure improvements - roads.  
There is basis for challenging the way in which this potential site has been selected.  
1. Para 3.1. Green Belt sites included for review of eligible sites "to ensure that all locations for a site considered" but at the same time "Exclusion of sites in Croydon Metropolitan Centre and within District Centres and Strategic Industrial Locations and Conservation Areas due to viability, deliverability and impact on heritage considerations". Is this even handed?  
4. Para 4.1 sets out the criteria and weightings. As indicated above, Green Belt with no built form is given a weighting (-10) which, though high, is not very significant given that there are 29 or 30 criteria and can easily be outweighed by other factors that are less significant in policy terms.  
Furthermore, Coombe Nurseries has been weighted -5 for green belt, in recognition of the fact that (in the assessors view) such structures as they are can be converted to traveller use (if the buildings had to be demolished, on a green field site, this would have attracted -5).  
1. SP2.7 on the Council's proposals to deliver 39 additional gypsy and traveller sites indicates that land will be allocated in accordance with the proposals, but that any ADDITIONAL sites that are not so allocated should meet some stated criteria, including good access to local shops and essential services and good transport

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

access; these seem to be the criteria that were excluded from the the proposed allocation, suggesting that any alternative proposals would need to meet stiffer criteria. Is this fair and even handed? The basis of the criteria weightings are unclear.

-The national planning policy framework makes it clear that unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within a green belt.

- The local character description is clearly at odds with the proposal.

- The justification acknowledges the green belt issue, though insufficiently, but relies on the fact that there are existing structures.

These are not in fact substantial - being glass houses, and could be said to be at least environmentally consistent with the green belt. But there is no very special circumstance justification proposed as required by planning policies.

- Approving the proposal would set a precedent and open the surrounding areas to be subject to similar development. It is not in the community's interests to allow the erosion of the green spaces surrounding the community and we object to the impact this site could have on the environment and wildlife.

In light of these issues, it is not appropriate simply to weight Green Belt as one of the many factors to be considered, but rather it presents an overarching policy objection that cannot be over-ridden in the way proposed. The decision-making process is contrary to Government guidance.

Building on the green belt does not meet the strategic objectives. The National Planning Policy for Travellers states that temporary and permanent sites are inappropriate development in the green belt. This would set an unwanted precedent and there are no apparent exceptional circumstances that could warrant the proposed use of this green belt site.

The road infrastructure is inadequate to allow caravans and vans in and out of Conduit Lane. The road is already dangerous considering the existing junction with Oaks Road. Conduit Lane is currently used as a car park for the historic gardens at Coombe Wood, which is an SNCI and any impacts on the community gardens and parking arrangements must be considered. The Council has stated it will protect and enhance parks and gardens that are part of the borough's historical heritage.

There are no services such as schools.

Conduit Lane is an important public right of way and part of Vanguard Way, used by many walkers, dog walkers and families. The interests of the local community must be considered equally as part of the planning process.

If sustainable development is a strategic objective for the Council then we must consider returning the site to its former use and develop a local sustainable organic food source. Such a project could be combined with education to enable children from across the borough to learn about food sources and sustainable development for future generations.

National policy states that the Council must relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density, when planning for a traveller site. With 10 houses accessed directly from the proposed site, these properties are relatively isolated and would be dominated by a community situated at the north end of Conduit Lane. The interests of residents at the south end of Conduit Lane must also be considered. The interests of local businesses and employees must be considered. An impact assessment must also be considered.

Very special circumstances must be provided if a school is to be delivered on the site. There are existing playing

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

fields that could be incorporated in to plans for a new school which are currently under-utilised. The area is currently lacking in state school provision. There will be extreme pressure exerted on primary schools and secondary schools. This would suggest that use of the site for a school would be preferable and essential - but very special circumstances would need to be proven.

2642/01/001/DM44.2/O	Mr John Walsh	Object	DM44.2	<p>Objects to all gypsy and traveller sites (as chairman of Campion Close Freeholders Limited and Parkland Management Company Limited which comprise 75 properties). This site could be used as a community asset using the existing greenhouses. The proposals conflict with Policy E 'Planning Policy for Traveller Sites' which states that temporary or permanent sites are inappropriate development in the green belt. What happens if the travelling community outgrow these sites? Surely the many industrial sites in the area would be more suitable, or Valley Park?</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
			661	<p>The proposals would clearly harm the green belt and would have a negative impact on the environment and wildlife in Coombe Wood, Shirley Hills and Lloyd Park some of which is a Site of Nature Conservation Interest and it would create a precedent for further erosion of our valuable local amenity.</p>		
				<p>Coombe Road and Coombe Lane are already very busy roads. These proposals would exacerbate this problem if significant road improvements were not carried out. These proposals would also exert pressure on local services that are already stretched. The junctions at Coombe Road, Oaks Road and Conduit Lane are already dangerous.</p>		
				<p>What social and economic benefits would a gypsy and travelling community bring to the existing local community in this area as well?</p>		
2644/01/002/DM44.2/O	Mrs E Ballard	Object	DM44.2	<p>I object to the allocation of Coombe Farm as a Gypsy and Traveller site. In the past few years we have suffered from frightening results from unauthorised Travellers sites. Residents and local businesses alike have experienced unsociable behaviour problems and unacceptable mess, with both physical and psychological effects. I urge you to see that these plans are not allowed.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
			661			

I am writing to object to: The use of the following locations as traveller sites: Coombe Lodge Nurseries off Conduit Lane Site reference 661, Coombe Farm off Oaks Road Site reference 502, Pear Tree Farm Featherbed Lane 755 Because these sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b

To build so close to award winning gardens such as Coombe Gardens, Heathfield or a picturesque Wedding Venue such as Coombe Farm will be detrimental for the local businesses and residents. People from the wider area also enjoy these places. People travel from miles around -even by the coachload -to see these parks in Croydon. If they are built right up to with mobile homes or prefabs and other semi-permanent residences, they cannot fail to appear less attractive. With regard to homes for Travellers, I do not wish to stereotype any group in our society, but first-hand experience of travellers staying recently in Sunken Lane has shown that they do not respect our precious green areas in the same way as the Heathfield and Ballards Farm residents do. I visited Sunken Lane after their recent departure and I saw bathroom suits, mattresses and piles of other waste including dirty nappies and rubbish dumped in and around the beautiful Shirley Hills area. Pathways were blocked and cars could not turn in Sunken lane. Street lights in the local area had been broken so that this fly tipping could not be filmed by CCTV. In the days before, my sons had felt intimidated when travelling home from school by the travellers' children and had to call me to collect them by car from the Coombe Rd tram stop. I took the time to visit the Layhams Farm Traveller site so that I could make an informed opinion and I was greeted by dogs off leads and groups of men gathering as soon as I approached. They did not trouble me, but I was made to feel decidedly unwelcome. Outside of the area some of the teenagers were crouched in the road and were smashing the top off bottles and then sprinkling glass in the road where cars were passing. If the sites proposed are to be like this, then I would be very unhappy if the plans were to go ahead.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2650/01/001/DM44.2/O	Catherine Graham <i>Croydon Transition Town</i>	Object	Soundness - Effective	DM44.2 661	<p>Croydon Transition Town, a local community group, would like to register its objection to the proposals outlined in the Croydon Local Plan 2 to the proposed (preferred and alternative options) to the Coombe Lodge Nurseries off Conduit Lane in South Croydon.</p> <p>Although Croydon Transition town accept and understand the assessment that there is an identification of need to have more gypsy and traveller sites within the borough, the group would like to object to the preferred and alternative option proposed for site 661 for the reason outlined below.</p> <p>The loss of the greenhouses at the Nurseries site (Conduit Lane) has potential significance for community, educational and employment opportunities</p> <p>Croydon Transition Town first made enquiries in April 2015 about bringing the glasshouses in Conduit lane back into serviceable condition and wished to discuss feasibility of starting a food growing project there as a community based initiative. Initial enquiries have been made with the Place department and Quadron about using the site and, although in its early stages, the group is very keen to register the site as an asset of community value and to present an alternative plan.</p> <p>Therefore, for this reason Croydon Transition Town oppose the current proposal</p>	<p>Croydon Transition Town first made enquiries in April 2015 about bringing the glasshouses in Conduit lane back into serviceable condition and wished to discuss feasibility of starting a food growing project there as a community based initiative. Initial enquiries have been made with the Place department and Quadron about using the site and, although in its early stages, the group is very keen to register the site as an asset of community value and to present an alternative plan.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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The assessment and selection of sites for Gypsy and Travellers has been unacceptably skewed in favour of remote and unsustainable sites. Premier Inn Hotel Ltd objectives to the proposed allocation for the following reasons:

- The site is located in Metropolitan Green Belt. The DCLG's Planning Policy for Traveller Sites explicitly states in Policy E that traveller sites are inappropriate development in the Green Belt. It also notes that unmet need is not 'very special circumstances' that would justify development in the Green Belt. The proposed allocation is contrary to this policy.

- In the Council's assessment it states that a score of -5 will be applied to sites with 'built form' in the Green Belt. However, in the assessment a score of +5 was applied to this site. The importance of this site's Green Belt designation has been undervalued. The assessment draws a distinction between Green Belt sites with and without 'built form', a distinction that is not supported by national level policies and guidance. Other assessment criteria (e.g Flood Zone) with -5 is given a "red" status whereas the -5 for Green Belt has only been given "amber". This indicates that the Green Belt has not been properly taken into account.

- The Council notes that the Gypsy and Traveller population prefer to use their own transport and be located away from the existing residential community. This is contrary to CLG guidance.

- The changes proposed in the Housing and Planning Bill are also relevant as this indicates that Central Government is against Gypsy and Traveller housing being treated in isolation from the rest of the population, contrary to the approach adopted by Croydon Council in this assessment.

- The Council's assessment under 'privacy' gives a score of +10 to sites away from existing residential areas and -10 for sites in existing residential areas. Other criteria only have a 5 point swing. The assessment therefore gives a strongly weighted preference to comparatively remote and unsustainable potential sites that are considered to be 'private' while underrating factors that are relevant to the sustainability of potential sites which is directly contrary to the NPPF.

- Premier Inn would also question whether the Gypsy and Traveller community would agree with the assessment that this site is private. The site shares a boundary with the

The site should not be allocated for a Gypsy and Traveller site and the assessment criteria should be reviewed.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Coombe Lodge Beefeater restaurant and Premier Inn hotel. At the nearest point hotel bedrooms are just a few meters from the boundary of the site and the beer garden also faces onto the boundary. The proposed allocation would therefore not deliver the preferences of the Gypsy and Traveller community.

- The site has been given a score of +5 for 'Building on Greenfield site'. A score of +5 indicates that there are 'buildings on site that can possibly be converted for the gypsy and traveller use'. However, the majority of the buildings on site are glass houses associated with the former use which are unlikely to be reused by the Gypsy and Traveller community in any meaningful way. A score of -5, indicating that there are buildings on site that will need to be demolished, is more appropriate for this site.

In conclusion the proposed allocation is the result of a flawed assessment and should be removed from the Local Plan in favour of a more sustainable site.

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2652/01/001/DM44.2/C Colin Hart  
*Oaks Farm Receptions*

DM44.2  
661

Oaks Farm Receptions Ltd objects to the proposed allocation of Coombe Lodge Nurseries, Conduit Lane and Coombe Farm, Oaks Road as Gypsy and traveller sites for the following reasons.  
Both sites are located within the Metropolitan Green Belt. Policy E of the DCLG's Planning Policy for Traveller Sites (August 2015) explicitly states in that traveller sites are inappropriate development in the Green Belt. It also notes that unmet need is not a "very special circumstance" that would justify development in the Green Belt. The proposed allocation is therefore contrary to this policy.  
Table 1 of Croydon Council's Assessment and Selection of Sites for Gypsy and Travellers (ASSGT, August 2015) states that a score of -5 will be applied to sites (with "built form") in the Green Belt. However, in the assessment (page 8 for site no.502, Coombe Farm and page 9 for site no.661, Coombe Lodge Nurseries) a score of +5 was actually applied to each site. The importance of this site's Green Belt designation has therefore been undervalued in the assessment that led to these sites' proposed allocation. Further, the assessment methodology draws a distinction between Green Belt sites with and without "built form", a distinction that is not supported by national level policies and guidance. (In other words, the fact that there was pre-existing appropriate development on these sites does not mean that the proposed inappropriate development becomes more acceptable.)

In conclusion, the proposed allocation of Coombe Farm, Oaks Road (site number 502) and Coombe Lodge Nurseries, Conduit Lane (site number 661) as Gypsy and traveller sites is the result of a flawed assessment process. These proposed allocations should be removed from the Local Plan and more sustainable sites that would not result in inappropriate development in the Green Belt should be sought

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2653/01/002/DM44.2/C John Clingan  
South Croydon Community Associ

DM44.2  
661

1.Travellers/Gypsy Sites: We echo concerns raised by other voices in Croydon. While accepting the need for appropriate sites for travellers and gypsies we question the ability of the Council with current levels of resourcing to manage an increased number of sites effectively. With specific reference to Coombe Lodge Nurseries and Coombe Farm:

- The loss of the greenhouses at the Nurseries site (Conduit Lane) has potential significance for community, educational and employment opportunities
- This will be a new, permanent development on green belt land
- Access to and from the site on a dangerous section of Coombe Road will impact on traffic flow and road safety more generally.
- There is no overflow space if and when the site becomes full.
- There is likely Impact on parking for access to Coombe Woods, the café and on the elderly visiting the area
- As the two nearest schools (Royal Russell and Cedars Catholic) are independent, does this satisfy the criteria that travellers sites be located close to schools?
- Similarly, the criteria that sites should be close to shops will not be met.
- There is a real concern that there will be a negative impact on the environment of Coombe Woods, its biodiversity and the contamination of groundwater. Recent experience in Lloyd Park demonstrates a potentially serious problem with litter and lack of rubbish disposal. This leads to the Council having to collect rubbish and the creation of a hazardous refuse collection point

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2657/01/032/DM44.2/O	Rebecca Pullinger CPRE London	Object	Soundness - Effective 661	DM44.2	<p>The more specific site allocations represent a large reduction in the amount of designated and non-designated open space. While we acknowledge the need to build new homes and associated infrastructure such as schools, Croydon's growing population also needs quality open spaces for all the human amenity and ecosystem services which they provide.</p> <p>This area of Green Belt has not been removed from the Green Belt via the Review process, therefore it must be assumed that it continues to meet the criteria for designation and the proposed Gypsy and Traveller Site would be inappropriate development: the council would need to prove exceptional circumstances exist to allow development here. The fact that it may in part be brownfield is not a reason in itself to waive this protection. We request clarification that any proposed development at the site would use the same footprint of the building without any height increase, ensuring that the openness of the Green Belt is not affected.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2659/01/006/DM44.2/O	Mr Paul Quaintance	Object	DM44.2 661	Incorrect calculation in the selection criteria for 661 (Conduit Lane)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.	

2659/02/001/DM44.2/O Mr Paul Quaintance	Object	DM44.2 661	<p>Building a secondary school and traveller pitches in this area will not be in keeping with the area. The area is very green and popular as a place to spend time in Croydon's natural areas for many many people. Building these sites on green belt land here would not be appropriate. It would detract from the special characteristics of the local area. It would also bring heavy traffic with regards to the secondary school to an area where there is also difficulty parking in the week with other schools / nursery's also in this area. I believe it would affect negatively the local amenities and also would be inappropriate for people enjoying Lloyd Park, Coombe Lodge Café and the wooded areas around these very important local areas. Coombe Wood and Lloyd Park are some of Croydon's few special places. We should not be building on Green Belt land and detracting from the special characteristics of local areas. We should keep and protect the few special places that Croydon has such as Lloyd Park and its surrounding areas and woodland. This is critical given all the development in the centre of Croydon for people to escape and relax in.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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2660/01/002/DM44.2/O P Snooks	Object	DM44.2 661	<p>bject to the proposals for site 661 because</p> <p>It is contrary to Policy 7.17 of the London Plan which states that strong protection should be given to MOL and the site should not be redesignated without consultation with residents and local businesses</p> <p>Policy 7.18 states that open spaces in London must be protected and their loss resisted as it will affect the urban attractiveness of the area and have both emotional and financial repercussions</p> <p>It would impact on the social and sport activities in the area and have an adverse ecological impact</p> <p>Also object on grounds that the sites are not within the required distance for both schooling and medical services</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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2662/03/001/DM44.2/O	Mr Terrence Pais	Object	DM44.2 661	The proposal will not help to meet strategic objective 5, 9 and 10. The greatest impact will be on Strategic Objective 10 as the increased traffic, noise and light will affect the fauna of the area, including badgers, deer, owl and pheasants. The access road is narrow and currently used for parking for users of Coombe Wood Gardens and the café. Increased regular traffic will adversely affect these users. There is a lack of amenities in the immediate area. Lack of amenities will adversely affect the intended users of the site. Development in the Green Belt is inappropriate because the Green Belt is designed to prevent urban sprawl. The increased development in central Croydon will increase the population of the area and that population will need green space. Returning the site to use as woodland would provide better protection for the SNCI.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2662/01/006/DM44.2/O	Mr Terrence Pais	Object	DM44.2 661	Incorrect calculation in the selection criteria for 661 (Conduitt Lane)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2664/01/002/DM44.2/O	Ms Alison Lawton	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation as it would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. I believe that in your report you have miscalculated. The category where the mistake has been made is GB/MOL where an amber rating has been correctly given. The score for an amber is -5 and a +5 score has been incorrectly allocated. This reduces the overall score for the site by ten points from 26 to 16.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2666/01/003/DM44.2/O	C Morley-Smith	Object	DM44.2 661	Any permanent sites for these people need to be properly managed and controlled and the occupants seen to be paying their way as other residents in the borough are expected to.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2668/01/002/DM44.2/O	Mrs Zelda Levy	Object		DM44.2 661	Site is in the Green Belt and is contrary to Government Policy. Croydon needs Green Belt more now than ever due to the number of high-rise blocks of flats. It is vital that the Green Belt is kept open, permanent and not subject to encroachment.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2677/01/002/DM44.2/O	Mrs M Goodwin	Object		DM44.2 661	Coombe Lodge Nurseries off Conduit Lane, reference number 661 1. This site is also in the green belt and according to government policy is deemed inappropriate. 2. The Council has gone to great expense to protect the site from mobile travellers and this seems to have been a great waste of taxpayers' money if they now allow a permanent site. 3. Several businesses which make a big contribution to the local economy and also provide much needed amenity to the public will be detrimentally affected by the site. 4. Coombe Park which is a beautiful landscaped park and contains many memorials to war dead and families' loved ones will be completely overwhelmed by this enormous traveller for up to 75 mobile homes right next door. The huge amount of traffic going along Conduit Lane will make access to the park from the parking bays on the other side of the road much more difficult and dangerous. These parking bays are used by the very young and very old to give them easy and safe access to this beautiful public park. 5. Again the size of the site will totally overwhelm the nearest settlement of residents on Coombe Road, Oaks Road and Oaks Lane.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2678/01/002/DM44.2/O	Ms Lorna Bennett	Object	Soundness - Justified	DM44.2 661	I have witnessed numerous incidents where travellers have occupied parts of Lloyd Park and the surrounding area without permission. I have always felt intimidated and have been personally threatened and insulted by them. I believe it would be a gross misuse of our vital Green Belt and a detriment to the whole area for this site to be used for Gypsy and Traveller pitches.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2679/01/003/DM44.2/O	Mrs Valerie Mickelburgh	Object		DM44.2 661	The site is on green belt.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2680/01/001/DM44.2/O	Ms Meenal Sambre	Object	Soundness - Justified	DM44.2 661	Build a School instead as the infrastructure cannot cope with the expanding population  It should not be on Green Bet as it disastrous for the environment but building on brownfield sites should be explored.  What are the criteria behind selecting sites within 1 mile of each other?  There is very limited Green Belt andc not enough existing infrastructure for existing population and we need green belt for the health of our citizens	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2685/01/002/DM44.2/O	Dr Peter Newlands	Object		DM44.2 661	This Policy makes no reference to the impact it would have on the surroundings of the site and nearby residents. Additional criteria should be added whereby development of the site must be acceptable in relation to its impact on nearby public spaces, residents, businesses and local traffic, schools and medical practices. If such criteria were applied then sites 502 and 661 would be considered unacceptable. Coombe Lane/Coombe Road is already very congested.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2685/01/003/DM44.2/O	Dr Peter Newlands	Object		DM44.2 661	This Policy makes no reference to the impact it would have on the surroundings of the site and nearby residents. Additional criteria should be added whereby development of the site must be acceptable in relation to its impact on nearby public spaces, residents, businesses and local traffic, schools and medical practices. If such criteria were applied then sites 502 and 661 would be considered unacceptable. Coombe Lane/Coombe Road is already very congested. Coombe Farm is witiuh the confines of Lloyd Park and any changes should comply with the terms of the original deed of gift of Frank Lloyd.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

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2695/01/004/DM44.2/C	Cllr Chris Wright <i>London Borough of Croydon</i>	Comment	DM44.2 661	There is concern that sites that have been identified as locations for gypsies and travellers are considered inappropriate in green belt and constitute a dangerous precedent.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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5. Proposed Policy DM43 Creation of Gypsy / Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Farm and Pear Tree Cottage Featherbed Lane.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and one borders a site of Nature Conservation Interest. Such development is in breach of Policy E4 Planning Policy for Traveller Sites, which says that 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'. All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites now, and 39 by 2036 is excessive and will have an adverse effect on the borough. If the number of Gypsy/Traveller sites really needs to be increased by this amount then a more appropriate location would be around the existing site at Purley Way. The positioning of a Gypsy/Traveller site adjacent to the car park for Coombe Woods, between the Chateau Restaurant and the Hotel/restaurant, would probably deter me from using any of these attractions.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

I have restricted my objections to those plans that primarily affect the area of Shirley I which I live, but the same objections apply to other proposals in other parts of the borough.

2699/01/001/DM44.2/O	Mr & Mrs Tahir	Object	Soundness - Justified	DM44.2 661	Object to site 661 as it should stay as Green Belt and will have adverse impact on the adjacent wood and the café  The parking of vehicles on Conduit Lane will be a cause for concern	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2700/01/003/DM44.2/O	Mr & Mrs Thomas	Object	Soundness - Consistent with National	DM44.2 661	It is inappropriate to site a Travellers site at this location. It is contrary to government policy as it is Green Belt.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

We wish to object to the proposal Gypsy/Traveller site Ref 661 for the following reasons

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

- Sustainability of the proposed site and the need for any such provision

The current proposals seem to have been produced in isolation from the other neighbouring Councils even though the above clearly indicated that nearby councils such as Sevenoaks, Tandridge and Bromley have a higher demand. Proposals in the Housing and Planning Bill 2015-16 are to remove the statutory requirement on local authorities to assess the specific accommodation needs of Gypsy and Travellers - the emphasis being that when authorities are carrying out a review of housing need that it considers the needs of all the people residing in or resorting to their district, without any references to Gypsies or Traveller.

We hope that the Council will consider the needs of our neighbours and local services and businesses as weighty as those of the Gypsy and Travelling people. There is a lot of opposition to the proposed sites from people currently residing in the district due to the threat of the Green Belt, increase traffic and increased pressure on local services.

The Assessment selection for the sites for Gypsies and Travellers scored lowly should have resulted in an acceptance that none of the sites are really particularly suitable and that the Council will need to liaise with other Councils if determined to make provision.

With regard to the sustainability of the sites, following on utilising the scoring assessment, we strongly object on a number of grounds:

- All sites lie within the Green Belt. This raises concerns about the impact on the Green Belt as a result of having to provide amenity blocks, communal facilities, safe play areas and areas for grazing horses.
- All three sites are unsuitable because they do not have good means to transport.
- Sites should have access to essential services including health and education facilities and access to local shops. None of the sites have good access to local schools (the nearest primary is over subscribed and the nearest post office is 1.7 miles away).

2703/01/002/DM44.2/O	Mr & Mrs McFeat	Object		DM44.2 661	Objects to the use of the site for gypsy and traveller accommodation as it would have negative impacts on the adjacent golf course and would not encourage others to join the club. There have been instances in the past where illegal encampments have been set up in the area. Also the junction of Oaks Road onto Oaks Lane is not suitable for the amount and type of vehicles that travellers utilise on a daily basis. It would only be a matter of time before an accident would happen.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2706/01/002/DM44.2/O	Mr & Mrs Panagakis	Object	Soundness - Consistent with National	DM44.2 661	Object to proposed Gypsy and Traveller site at Coombe Lodge Nurseries off Conduit Lane (reference number 661). This site is in the Green Belt and borders a Site of Nature Conservation Importance. Policy E of Planning Policy for Travellers Sites published by the government in August [2015] says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".  Traffic along Coombe Road is already heavy and the development of these sites would make this even worse. The site is some way from public services. Finally from past experience of Gypsy stays (illegal) in the area, a large amount of rubbish and litter can be expected.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

We enclose our statement of objection to the local development plan which we believe would profoundly damage the Shirley area and the in particular, we wish to oppose the proposed use of the Coombe Farm site Ref 502 for use as a Gypsy/Traveller site.

We have unpleasant first-hand experience of living in close proximity to gatherings of travellers who have from time to time descended on fields neighbouring our house. We believe that allowing large groups to have sites in the same vicinity as the borough is proposing, is likely to bring similar problems. In the past the site of their encampment has been left strewn with litter and with evidence close to the mobile homes themselves, of illegal fly tipping. At times, we found the behaviours of some individuals to be intimidating.

The case against the broader proposals as well as against the choice of the traveller sites as is well made in the documents to which we have added our signatures.

There may in the fullness of time be a case for making a legal objection to the Borough's plans along the lines of a judicial review, given the apparent breach by the borough of regulations designated to protect the green belt in the interest of the wider community, a legal objection we believe would command the support of many local residents who share our views.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

We strenuously object to the redevelopment of Conduit Lane.

We are concerned about the proposals to convert the Coombe Lodge Nurseries at Conduit Lane into a site for gypsies and travellers.

Clearly this would be significant change of use for a site which is located in the green belt. Furthermore it is designated as being of special character and as such merits protection from redevelopment which would be contrary to the conservation of the local habitat. As in other boroughs such development tends to precipitate and accelerate the erosion of natural conservation areas.

The proposed development site is adjacent to Addington Hills, Coombe Gardens, Lloyd Park and Coombe Lodge playing fields. Such development would be totally inappropriate for the area as the character of these local areas of leisure and relaxation would be seriously impacted.

A private contractor proposing to develop the site for residential housing would have been rejected without further consideration. We do not feel that this proposed redevelopment would be desirable nor in the local interest.

It is hard to believe that there are no vacant brownfield sites (such as the former Redgate School site, Cherry Orchard Road/East Croydon Sites etc) in the borough that have remained empty which could be better utilized for a gypsy/traveller site.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

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It is hard to believe that there are no vacant brownfield sites (such as the former Redgate School site, Cherry Orchard Road/East Croydon Sites etc) in the borough that have remained empty which could be better utilized for a gypsy/traveller site.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2711/01/001/DM44.2/O	Clive Ivill <i>Quadron Services Limited</i>	Object	DM44.2 661	<p>Quadron Services Limited currently occupy the site known as Coombe Lodge Nurseries under a lease from the Mayor and Burgesses of the London Borough of Croydon for the term of 5 years from and including the 1st February 2014. The site is used for the performance of a number of key Quadron Service operations for its operation of the Grounds Maintenance Contract for the London Borough of Croydon. Currently the site houses and facilitates the following:</p> <ul style="list-style-type: none"> <li>- The contract mechanical engineering workshop for all plant and equipment</li> <li>- The handyman workshop</li> <li>- The Rangers operational office and welfare facilities</li> <li>- The contract administration and management offices</li> <li>- The GM staff welfare facilities</li> <li>- The central training facilities</li> <li>- A main central stores</li> <li>- Machinery and equipment storage facilities</li> <li>- Parking and storage for both GM and road going vehicles</li> <li>- An agreed location for the use of a 35 yard skip critical to the cleansing operation</li> <li>- A central hub for all tractor operations</li> </ul> <p>The site is the operational base for up to 60 staff. The site facilitates the use of public transport by these staff or the safe parking of privately owned vehicles. The site's geographical location lends itself to the borough wide operation, this being key to operational performance and service delivery to our client. A substantial amount has been invested in the site by Quadron Services in the past 20 months to improve H&amp;S, security, welfare facilities, storage facilities and office provision. Should the proposal for the site proceed, Quadron Services Limited would require an alternative operational site within the Borough in order to fulfil its contractual obligations to the Borough and the minimum operational requirements are as follows:</p> <ul style="list-style-type: none"> <li>- Office space required of approximately 100sqm</li> <li>- Welfare facilities for 7 depot based staff plus visitors</li> <li>- Welfare facilities for approx 60 staff operating out of the depot</li> <li>- Overnight parking for approx 25 vehicles</li> <li>- Vehicle and plan workshop of approx 700sqm</li> <li>- Secure covered storage of approx 1400sqm</li> <li>- Open yard space of approx 6000sqm</li> </ul>	If the site is to be allocated an alternative site should be found for the existing occupier.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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2713/01/002/DM44.2/O	Mr Alan Magrath	Object	DM44.2 661	It is green belt. The Council has spent a lot of money keeping travellers out of this area up until not and it seems strange now to allow a permanent site. The site will be an appalling eyesore in the middle of a beautiful area.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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2717/01/001/DM44.2/O	Mrs & Mrs Rutherford	Object	DM44.2 661	<p>I am writing to object to:</p> <p>Coombe Lodge Nurseries off Conduit Lane, site reference 661 for use as a gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b; or with Policy E of "Planning Policy for Traveller Sites" published by Government in August which states "Traveller sites in the Green Belt are inappropriate development"</p> <p>Based upon the Scoring criteria Table 1, there are errors in the scoring in the policy designation assessment table under the GB/MOL. In view of the errors the following site should be considered:</p> <p>16 - Heath Clark playing fields, Stafford Road Waddon  120 -Timebridge Community Centre, Field Way, The Admirals Walk, Old Coulsdon.  518 - Wandle Road surface car park, Wandle Road, Croydon Opportunity Area.  536 - Land of former Croydon Airport runway, south of Imperial Way, Waddon.  552 - Wandle Road surface car park, Wandle Road Croydon Opportunity Area.  553 - By Pavillian Playing Fields, Purley Way, Waddon.  632 - Lnad south of Threehalfpenny Woods, Kent Gateway, Bridle Way Addington.  767 - Cane Hill south part, Hollymeoak Road, Portnalls Road, Coulsdon.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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2719/01/001/DM44.2/O	Mr Chris Hutchinson Royal Russell School	Object	DM44.2 661	<p>I note with some concern the proposals in the Croydon Council Local Plan dated August 2015. In particular, the proposal to develop three sites in close proximity for the use of the Travelling population and the proposal to build a new Secondary School on Coombe Road Playing Fields.</p> <p>Croydon is acknowledged as the 'greenest' Borough in South London, with many Croydon parks and open spaces achieving 'Green Flag' status including Lloyd park and Coombe Woods. These are accreditations that we should be proud of and wish to preserve.</p> <p>Royal Russell School objects to these proposals on the basis of the development of Green Belt land and flaws and inconsistencies in the scoring criteria that identified these sites as appropriate for development</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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2719/01/004/DM44.2/O	Mr Chris Hutchinson Royal Russell School	Object	DM44.2 661	<p>Page 5 Green Belt designation - the applicable scores are -10, -5 and +10. The proposed sites all scored +5. The applicable score should be -5.</p> <p>Page 6 Privacy- this attracts a +10 or -10. A Green Belt, Open Land site will naturally provide greater privacy and so attracts +10, meaning the difference in score from a site with privacy to a site without privacy is 20 points- a sizable margin that impacts heavily on the ultimate score for each site.</p> <p>Page 6 Social Deprivation - why should these areas be treated differently and therefore attract a score of -10?</p> <p>Page 6 Access to Services - attracts a neutral 0 score. Why is access to essential services scored as unimportant?</p> <p>Page 6 Employment and community use re-provision - only scores -5. This should be higher if businesses need to relocate or cease to exist with loss of employment, such as the Wedding venue business on the Oaks Farm land.</p> <p>Page 7 Brownfield vs Greenfield site - The criteria indicated that a brownfield site that has a building that can be converted for traveller use will score 0, whilst a Greenfield site with the same criteria score +5. Please explain.</p>	661 - GB/MOL should be -5, not +5 as shown. Privacy- This site does not afford a high level of privacy. Building on Greenfield site should be 0 not +5. Overall score should be 11 not 26. Not including the +10 for Privacy	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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2721/01/002/DM44.2/O	Mr A Zelisko	Object	Soundness - Justified	DM44.2 661	<p>I object to the use of this site as a Gypsy and Traveller site. The site is in Green Belt and contrary to national policy (as it is inappropriate development in the Green Belt).</p> <p>The immediate area is sparsely populated. National guidelines state the such sites should not overwhelm the nearest settlements and this site would.</p> <p>The Croydon GTANA 2013 specifies that proposed sites for Gypsies and Travellers should have good access to local shops. There are none near this site.</p> <p>The Croydon GTANA 2013 specifies that proposed sites for Gypsies and Travellers should be near bus routes and have good access to roads, with a specific reference to larger vehicles. This site is a considerable distance from public transport.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2733/01/001/DM44.2/O	Mr David Martin	Object		DM44.2 661	<p>I object to the use of the site for gypsy and traveller accommodation.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2738/01/002/DM44.2/O	Mr D Lawton	Object		DM44.2 661	<p>I object to the use of the site for gypsy and traveller accommodation as it would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. I believe that in your report you have miscalculated. The category where the mistake has been made is GB/MOL where an amber rating has been correctly given. The score for an amber is -5 and a +5 score has been incorrectly allocated. This reduces the overall score for the site by ten points from 26 to 16.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2739/01/002/DM44.2/O	Mr Colin Campbell	Object	Soundness - Justified	DM44.2 661	<p>I am writing go object to:</p> <p>1. The use of the following locations as gypsy and traveller sites:</p> <p>Coombe Lodge Nurseries off Conduit Lane, site reference 661</p> <p>as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2740/01/011/DM44.2/O	Mr Ian K White	Object		DM44.2 661	I object to the use of Coombe Lodge Nurseries off Conduit Lane Ref: 661 as a gypsy/traveller site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2741/01/005/DM44.2/O	Mr Colin Dunk	Object	Soundness - Consistent with National	DM44.2 661	This plan contravenes national planning guidelines as it is "Green Belt" land. Notwithstanding the very understandable concerns local residents might have (again likely to be ignored by this council) there is a likelihood of a legal challenge by local residents which would be successful as it would appear to contravene National Government Policy E of the "National Guidelines for Traveller sites" Such a finding will cost all council tax payers for the unnecessary legal fees, etc, and in a local authority who are now telling us they can no longer afford to run the services they have previously provided free for years. Opposed. Find a site which is in a legal, and reasonable location. Consult properly, the local residents who will be affected by any proposed development.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2742/01/001/DM44.2/O	Mr E Tilly	Object	Soundness - Justified	DM44.2 661	Object to the travellers sites all 3 are in Green Belt and one next to a site of Nature Conservation. This would constitute inappropriate development and is against Govt guidance .  None of these sites have easy access to Local infrastructure	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2749/05/002/DM44.2/O	Mr A Kennedy	Object		DM44.2 661	Coombe Lodge Nurseries as G&T site (DM44 site 661) Arguments around CLP1 strategic objectives a travellers site is not a suitable development because you would not be able to contain the users and their possessions on that site	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Object Soundness - DM44.2  
Justified 661

School is a viable option as there are no schools in our area Build a school instead of a travellers site Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Criteria of selection:  
The plan makers have missed a big point that existing infrastructure cannot cope with the influx of additional population at such a fast pace. Also, it has to be planned over few years. It should never be on a green belt/attached to green belt sites as it is disastrous for the environment. There are quite a few brown field sites in Croydon. Those should be explored.  
What are the criteria behind selecting two sites within 1 mile of each other?  
The plan makers do not know the grass root situation. They have just assumed things without actually knowing the facts. This is a grave situation.

There are quite a few public and independent schools in the nearby area. Building a new school will support the selsdon and nearby citizens. Besides we do not have a Grammar school in Croydon. So, it would be ideal if we build a grammar school in croydon on one of the proposed sites.

Existing infrastructure just cannot cope with additional population in Croydon:

1. We have to wait for at least 4-5 days to get appointment at doctors – many times we do not get appointment
2. We have to wait for at least 15 minutes to get a turn to play swing/slide for my son in any local park. The parks are so crowded during summer. Already children are getting very less exercise. If 40 families come over with more than 80 children then it would be extremely over crowded.
3. There are not enough schools in the area. We should build more schools
4. There is very limited green space in Croydon. Government policy states that you cannot build temporary or permanent sites on green belt. Putting the travellers site near green belt will endanger the
5. Conduit lane is a no drive through zone. Increased traffic due to a planned school and travellers sites will cause traffic chaos.
6. We need green belts for good health of the citizens. Steps like these would encourage the encroachment of green belts

Incorrect calculation in the selection criteria for 661 (Conduit Lane) and 502 (Coombe Farm) - If a site is Green Belt/MOL- built form then it is marked as (Amber/Orange), which

means a score of "-5". "+5" has been used which increases the rating by 10 points. Error in calculating site access for 661: There are cars parked on that road and the entrance is through a very busy main road. The site cannot have a rating of "+5". It should be -2. That is a difference of 7 rating points.

2754/01/002/DM44.2/C	Mr P Sowan		DM44.2 661	<p>The site require dedesignation and this would be contrary to London policies to protect the Green Belt and would detract from the attractiveness of the open space. It would also cause traffic and access problems in the area. The proposed use as a travellers site would be incompatible with the "green link" status and a mobile home site of any kind is unacceptable.</p> <p>Also concern regarding the costs of the facilities that would be necessary</p> <p>The appropriateness of a school adjacent to a travellers site is questionable</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2765/01/002/DM44.2/O	Pauline Newbold	Object	DM44.2 661	<p>The site is within the green belt. Schools/shops and medical facilities are a considerable distance from the site and therefore could result in increased vehicle use of Conduit Lane and exacerbate the present hazards at Oaks Rd/Coombe Rd/Coombe Lane junction. The potential number of families/homes could overwhelm the existing community.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2770/01/007/DM44.2/O	Mr Peter May	Object	DM44.2 661	<p>DM44.2, Table 11.17, site 661 Coombe Lodge Nurseries proposes this be used in future as a Gypsy and Travellers site. As I understand it this is currently green belt land and it is totally inappropriate to use green belt land in this way. Such land is precious for wild life and the community as a whole and should not be allowed to be lost for this purpose. Indeed all green belt land should be regarded as sacrosanct and not be allowed to be downgraded. This also applies to site 662 Coombe Road Playing Fields which again should remain as green belt land and not be allowed to be built upon.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2772/01/002/DM44.2/O	Ms Janet McQuade	Object	DM44.2 661	<p>The Council acknowledges that the site is in the Green Belt (and one of the sites borders an SNCI). The Planning Policy for Traveller Sites states that traveller sites in the Green Belt are inappropriate development. The Council's approach is clearly in breach of that policy. Brownfield or industrial land should have been proposed not green belt. Why does the Council need to quadruple the number of sites for gypsy and travellers. The intention may be to do away with illegal encampments but may instead mean the area becomes a hub for travellers.</p> <p>Why were no appropriate sites suggested for Coulsdon? Opening sites at Coombe Lodge Nurseries and Coombe Farm will be detrimental to the amenities of adjoining owners. There is a lack of amenities close at hand. There are insufficient local infrastructure to accommodate the plans.</p> <p>Other sites the council should reconsider instead of both Coombe Lodge Nurseries and Coombe Farm and Pear Tree Farm are:  Expand existing permanent sites in Lathams Way off Beddington Farm Road  Heath Clark playing fields, Stafford Rd, Waddon  Timebridge Community Centre, Field Way, New Addington  Land adjacent to 103 Goodenough Way, Old Coulsdon  Wandle Road, car park, Wandle Rd, Croydon  Land of former Croydon Airport runway, south of Imperial Way, Waddon  Land adjacent to Ashburton playing fields at rear of 2-88 Colerdige Rad, Addiscombe  By Pavilion Playing Fields, Purley Way  Land south Of Threehalfpenny Woods, Kent Gate Way, Bridle Way  Land west of Timebridge Community Centre, Lodge Lande, Elmside, Addington  Cane Hill-south part, Hollymeoak Road, Portnalls Rd, Coulsdon</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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2774/01/002/DM44.2/O	Cllr Susan Winborn <i>London Borough of Croydon</i>	Object	DM44.2 661	would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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2775/01/046/DM44.2/C Cllr Tim Pollard  
*London Borough of Croydon*

Comment Soundness - DM44.2  
Effective 661

Site 661, Coombe Lodge Nurseries, Conduit lane. Transition Town have expressed an interest in restoring this site to a proper nursery facility, utilising the existing greenhouses for the growing of food, which would be a sustainable and appropriate activity within this green belt site.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

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2775/01/011/DM44.2/O Cllr Tim Pollard  
London Borough of Croydon

Object Soundness - DM44.2  
Justified 661

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

2776/01/011/DM44.2/O Cllr Helen Pollard  
London Borough of Croydon

Object Soundness - DM44.2  
Justified 661

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

2776/01/046/DM44.2/C	Cllr Helen Pollard London Borough of Croydon	Comment	Soundness - Effective	DM44.2 661	Site 661, Coombe Lodge Nurseries, Conduit lane. Transition Town have expressed an interest in restoring this site to a proper nursery facility, utilising the existing greenhouses for the growing of food, which would be a sustainable and appropriate activity within this green belt site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2784/01/008/DM44.2/O	Iain Waterson	Object		DM44.2 661	This policy is in complete contradiction to the national policy which very clearly says that "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". This Government policy, published as recently as August (Policy E of "Planning Policy for Traveller Sites"), and the proposed policy does not benefit the environment: the site proposed is a greenbelt site and therefore not appropriate for a traveller site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2785/01/005/DM44.2/O	Ian Cutts	Object	Soundness - Justified	DM44.2 661	This contrary to established policy.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2801/02/002/DM44.2/O	Mr and Mrs Michael Somers	Object		DM44.2 661	We wish to object to the above referenced Sites which are being considered for the location of two gipsy and traveller locations on the following grounds: <ul style="list-style-type: none"> <li>•Inappropriate use of Green Belt Land</li> <li>•Sites that are located on the Green Belt, considered to be inappropriate development for Traveller sites (temporary or permanent) and against Government Policy ("Planning policy for Traveller Sites", DCLG, August 2015)</li> <li>•Selection of Proposed Sites should have a bias towards Brownfield or Industrial Land not Green Belt</li> <li>•Detrimental to the Amenities of Adjoining Owners</li> <li>•Lack of relevant Amenities close at hand</li> <li>•Insufficient Local Infrastructure to accommodate the plans</li> </ul> However, we do wish to be seen as entirely negative and would ask that consideration be given to locating at the Existing Permanent Gypsy Site in Lathams Way off Beddington Farm Road.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2801/01/004/DM44.2/C	Mr and Mrs Michael Somers			DM44.2 661	4.DM 44.2 Table 11.17 site 66.1 Object. It is surely totally inappropriate to consider Greenfield areas as gipsy encampments. There must be brownfield sites available as alternatives which not result in a loss of amenity to local residents		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2804/01/005/DM44.2/O	Jim Gibbons	Object		DM44.2 661	The council plans to create a Gypsy/Traveller site and it is not appropriate to put a traveller site here because of the nature of the existing use. A conspiracy theorist would opine that the proposed development of such a site relieves the Council of the need to maintain the facility. Croydon has one of, if not the densest populations in London and therefore open spaces are at a premium. 'Housing' which a site of this nature is, should be sited on a brown field site and not an area used for recreation and bio-diversity. For this reason, Policy E of 'Planning Policy for Traveller Sites', published by Central Government states very clearly: 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'.		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2806/01/002/DM44.2/O	John Bannon	Object	Soundness - Justified	DM44.2 661	The proposals to develop this site for Gypsy and Traveller pitches is completely inappropriate because:  - It is in Green Belt and is therefore contrary to Policy E of Planning for Traveller Sites (government guidance) - The site is some distance from public services - A site should be found in the Purley Way area instead where the existing site is - A site here would compromise the ability of the current generation and future generations to enjoy this green space - Damage to this green space would make Croydon a less attractive place to live in and discourage business relocation to Croydon reducing employment opportunities for Croydon's residents - The scoring system does not reflect the importance of green spaces and is highly objectively - There is a mistake in the scoring system and it should be recorded as -5 for being in Green Belt, not +5 - The social deprivation criterion is illogical as pressures on services apply equally across Croydon	The assessment should be reassessed by an independent party.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2809/02/001/DM44.2/O	Mr Mehul Rajani	Object		DM44.2 661	In addition to my comments below, which have been acknowledged, I would like to add that your calculation published in the paper in August 2015 shows the weighting and calculations for site 661 incorrectly. Please see attached for the correct calculation.  Using the colour keys and weighting published in the August 2015 paper, this site needs to be recalculated. I would also suggest you re-check the figures for all sites, as this is a very basic and fundamental error.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2809/01/002/DM44.2/O	Mr Mehul Rajani	Object		DM44.2 661	Objections summarised as: - Inappropriate use of Green Belt land - lack of relevant amenities close to had - adverse effect on neighbouring businesses and leisure amenities - site has a more appropriate use for a school	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2812/01/046/DM44.2/C	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM44.2 661	Site 661, Coombe Lodge Nurseries, Conduit lane. Transition Town have expressed an interest in restoring this site to a proper nursery facility, utilising the existing greenhouses for the growing of food, which would be a sustainable and appropriate activity within this green belt site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2812/01/011/DM44.2/O Cllr Jan Buttinger  
London Borough of Croydon

Object Soundness - DM44.2  
Justified 661

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Coombe Farm, Oaks Road, Shirley  
 - Detimental to the amenities of adjoining owners.  
 - Inappropriate use of green belt land.  
 -Site that are located on green belt, considered to be inappropriate development for traveller sites (temporary or permanent) and against Government Policy ("Planning policy for Traveller Sites" DCLG, August 2015).  
 - Lack of relevant amenities close to hand.  
 - insufficient Local Infrastructure to accommodate plans.  
 - Selection of proposed Site should have bias towards brownfield or industiral land not green belt.  
 - Why are two sites in very close proximity to one another being proposed.  
 - Imbalance across the borough with all sites being proposed in the south of Croydon.  
 - Why not expand the existing permanent gypsy site in Lathams Way off Beddington Farm Road.  
 - If one has to select one of the proposed sites, the preference s for Perar Tree Farm and Pear Tree Farm Cottage, Featherbed Lane.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Othere sites that the Council should reconsider instead of both Coombe Lodge Nurseries and Coombe Farm are the following.

- 16 Heath Clark playing fields, Stafford Road Waddon
- 120 Timebridge Community Centre Field Way, New Addington
- 518 Land adjacent to 103 Goodenough Way, The Admirals Walk, Old Coulsdon
- 522 Wandle Road surface car park, Wandle Road , Croydon Opportunity Area
- 536 Land of farmer Croydon Airport runway, south of imperial way, Waddon
- 552 Land adjacent to Ashburton playing fields at rear of 2-88 Coleridge Road, Addiscombe
- 533 By Pavillion playing fields Purley Way, Waddon
- 632 Land south of Threehalfpenny Woods, Kent Gate Way, Bridle Way, Addington
- 636 Land west of Timebridge Community Centre, Lodge Lane, Elmside, Addington
- 767 Cane Hill south part, Hollymeoak Road/Portnalls Road, Coulsdon

Our client is deeply concerned about the manner in which the Evidence for the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) ("the Evidence Paper") has been prepared. The scoring assessment applied by the Council is reductionist and disregards the wider context (for example outreach programme and supports) within which sites sit. Without that appreciation we do not consider that the Evidence Paper adequately supports the Council's Strategic Objectives. The Evidence Paper identifies four "absolutes" for the initial screening. In the absence of any justification and evidence backed rationale behind these "absolutes" we are left to conclude that there is none. A site should be available and deliverable. We consider that to be an appropriate test in determining the suitability of a site for development. There is little explanation as to what factors the Council has taken into account for the purposes of scoring whether a site is deliverable - particularly over a 20 year period. No consideration is given to the use of CPO powers where a site for example could be suitable save for possible issues over deliverability. The use of CPO powers should be a consideration for the purposes of deliverability. The existence of contamination cannot be considered in isolation. There does not appear to be any detailed analysis of whether the extent of contamination on some sites, and the costs of remediating that contamination, would render that site undeliverable in the plan period. A failure to acknowledge the need for sites to be located in proximity of public transport services does not support the principle of sustainable development. In adopting this flawed approach the Council have failed to consider the contribution that smaller sites could make in delivering sites for gypsy and traveller communities. As a result, the initial screening process was biased towards larger sites despite the evidence base showing that such sites were not supported by the gypsy and traveller community. As a result, the Council has not properly considered if there are exceptional circumstances which justify any of the identified Green Belt sites coming forward for use as traveller sites.

To ensure transparency in the planning process the same tests should be applied to allocated sites and windfall sites.

For the reasons detailed above, the assessment proceeded from an erroneous starting point of "absolute" requirements that were neither justified nor supported by the Council's existing gypsy and traveller policy. The Evidence Paper is lacking in detail, and the scoring criteria overly simplistic. As a result, the evidence put forward by the Council is lacking in transparency and is an unsound base for policy making.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Object

DM44.2  
661

Incorrect calculation in the selection criteria for sites 661 and 502. If a site is Green Belt/MOL built form then it is marked Amber/Orange which means a score of -5 but +5 has been used which increase rating by 10 points. Error in calculating site access for 661, there are cars parked in that road and the entrance is through a very busy main road . The site site cannot have a rating of +5. It should be -2. That is a difference of 7 rating points.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Object Soundness - DM44.2  
Justified 661

I wish to oppose the proposed gypsy site at Conduit Lane, South Croydon, CR0 5RQ (ref 661) for the following reasons.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I suggest that the plan has overlooked some important issues that will affect the site and also the RAG calculation in the Councils 'Policy Designation Assessment' of is mathematically incorrect.

1) The site is a green belt site, which, referring to 4.1.The criteria and scoring is as follows  
..Green Belt/MOL- built form and this carries a weighted score of -5. In the 'Policy Designation Assessment' it is as shown as +5.

This mistake the Council has made alters the final score from +6 to -4.

2) The Gypsy Community by their very nature are users of industrial vehicles including trailers and flatbed lorries and tipper trucks. The access at Conduit Road is not only restricted in width, the entrance is also shared by a Tea Room , The Coach House Café, serving walkers and locals. However, the Council seem to have allowed use of Industrial Vehicles to be classified as 'Private Vehicles' for the purposes of scoring. This is incorrect.

Conduit Lane also exits onto Coombe Road, a narrow main road where there have been several serious accidents in recent times including fatalities. The additional use of a plethora of industrial vehicles presents a real danger of personal injury.

3) The proposed site at Conduit Lane is currently used as a wood reclamation unit which reclaims tree cuttings in wood pellets. This is a green recycling unit and the loss of which will not only mean the wood having to be processed elsewhere but a loss of employment for those working there.

I strongly oppose the development and wish my views to be taken into account when re-evaluating the situation in order to present the true mathematical values and corrected mistakes.

2821/01/002/DM44.2/O	Michael Cubitt	Object		DM44.2 661	<p>I wish to oppose the proposed gypsy site at Conduit Lane, South Croydon, CR0 5RQ (ref 661) for the following reasons.</p> <p>I suggest that the plan has overlooked some important issues that will affect the site and also the RAG calculation in the Councils 'Policy Designation Assessment' of is mathematically incorrect.</p> <p>1) The site is a green belt site, which, referring to "4.1.The criteria and scoring" is as follows .....Green Belt/MOL- built form and this carries a weighted score of -5. In the 'Policy Designation Assessment' it is as shown as +5.</p> <p>2) The Gypsy Community by their very nature are users of industrial vehicles including trailers and flatbed lorries and tipper trucks. The access at Conduit Road is not only restricted in width, the entrance is also shared by a Tea Room , The Coach House Café, serving walkers and locals. However, the Council seem to have allowed use of Industrial Vehicles to be classified as 'Private Vehicles' for the purposes of scoring. This is incorrect.</p> <p>Conduit Lane also exits onto Coombe Road, a narrow main road where there have been several serious accidents in recent times including fatalities. The additional use of a plethora of industrial vehicles presents a real danger of personal injury.</p> <p>3) The proposed site at Conduit Lane is currently used as a wood reclamation unit which reclaims tree cuttings in wood pellets. This is a green recycling unit and the loss of which will not only mean the wood having to be processed elsewhere but a loss of employment for those working there.</p> <p>I strongly oppose the development and wish my views to be taken into account when re-evaluating the situation in order to present the true mathematical values and corrected mistakes.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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2828/08/001/DM44.2/O	Mr Eugene Regan	Object	Soundness - Consistent with National	DM44.2 661	<p>This is a greenbelt site, and it is not appropriate to put a traveller site here. Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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2829/01/011/DM44.2/O Cllr Margaret Mead  
Croydon Council

Object Soundness - DM44.2  
Justified 661

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. I am concerned that all three sites are also some considerable walking distance away from GP practices, shops, schools, public transport and other local services which would be contrary to the Council's Health and Wellbeing Strategy.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

2829/01/046/DM44.2/C Cllr Margaret Mead  
Croydon Council

Comment Soundness - DM44.2  
Effective 661

Site 661, Coombe Lodge Nurseries, Conduit lane. Transition Town have expressed an interest in restoring this site to a proper nursery facility, utilising the existing greenhouses for the growing of food, which would be a sustainable and appropriate activity within this green belt site.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

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My answer: School is a viable option as there are no schools in our area  
Criteria of selection:  
The plan makers have missed a big point that existing infrastructure cannot cope with the influx of additional population at such a fast pace. Also, it has to be planned over few years. It should never be on a green belt/attached to green belt sites as it is disastrous for the environment. There are quite a few brown field sites in Croydon. Those should be explored.  
What are the criteria behind selecting two sites within 1 mile of each other?  
The plan makers do not know the grass root situation. They have just assumed things without actually knowing the facts. This is a grave situation.

There are quite a few public and independent schools in the nearby area. Building a new school will support the selsdon and nearby citizens. Besides we do not have a Grammar school in Croydon. So, it would be ideal if we build a grammar school in croydon on one of the proposed sites.

Existing infrastructure just cannot cope with additional population in Croydon:

1. We have to wait for at least 4-5 days to get appointment at doctors – many times we do not get appointment
2. We have to wait for at least 15 minutes to get a turn to play swing/slide for my son in any local park. The parks are so crowded during summer. Already children are getting very less exercise. If 40 families come over with more than 80 children then it would be extremely over crowded.
3. There are not enough schools in the area. We should build more schools
4. There is very limited green space in Croydon. Government policy states that you cannot build temporary or permanent sites on green belt. Putting the travellers site near green belt will endanger the
5. Conduit lane is a no drive through zone. Increased traffic due to a planned school and travellers sites will cause traffic chaos.
6. We need green belts for good health of the citizens. Steps like these would encourage the encroachment of green belts.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2832/01/004/DM44.2/O	Manoj Jain	Object		DM44.2 661		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2832/01/003/DM44.2/O	Manoj Jain	Object		DM44.2 661	Incorrect calculation in selection criteria for site 661 and 502. If site is in Green Belt/MOL built form then it is marked as Amber/Orange which means a score of -5, +5 has been used which increase the rating by 10 points. Error in calculating site access for 661: There are cars parked on that road and the entrance is through a very busy main road. The site cannot have a rating of "+5". It should be -2. That is a difference of 7 rating points.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2837/01/001/DM44.2/O	Mrs Gillian Cubitt	Object	Soundness - Effective	DM44.2 661	The Methodology to assess the sites is flawed: 1)3.8 It does not consider the Public Transport Accessibility Level. This is understood that it was established that the gypsy and traveller population have their own transport. However, the accessibility of the site in Coombe Lodge Nursery is not suitable for high level traffic for heavy vehicles such as those used by the gypsy and traveller community. I do not see how this has been taken into account when deciding on this site. 2)The area is a park that has constant access to the public and children. The higher level of traffic poses a danger for pedestrians and children using the park. 3)The score on the Rag Rating is not accurate. The nursery in Coombe Lodge Nursery is designated green belt/MOL – built form. This should be a rag rating of -5, not 5 as shown in the table. This means the assessment is wrong as it impacts on the final score of suitability. 4)The present area is used for recycling wood. Where would this go?  Heathfield and Coombe Wood is an area of natural beauty, which should be preserved for the enjoyment of Croydon residents. While not directly objecting to the erection of static sites for gypsy and travellers in this area. It is a great concern that passing travellers may over use the site and cause disruption and degeneration. This comes from experience when travellers left a trail of devastation when parked on the current Coombe Field Playing Fields.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

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2841/01/033/DM44.2/C	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Comment	DM44.2 661	Site 661, Coombe Lodge Nurseries, Conduit lane. Transition Town have expressed an interest in restoring this site to a proper nursery facility, utilising the existing greenhouses for the growing of food, which would be a sustainable and appropriate activity within this green belt site;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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2841/01/003/DM44.2/O	Cllr Vidhi Mohan London Borough of Croydon	Object	DM44.2 661	<p>This would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.</p> <p>I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political-consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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2842/01/046/DM44.2/C Cllr Richard Chatterjee  
*London Borough of Croydon*

Comment Soundness - DM44.2  
Effective 661

Site 661, Coombe Lodge Nurseries, Conduit lane. Transition Town have expressed an interest in restoring this site to a proper nursery facility, utilising the existing greenhouses for the growing of food, which would be a sustainable and appropriate activity within this green belt site.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

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2842/01/011/DM44.2/O Cllr Richard Chatterjee  
London Borough of Croydon

Object Soundness - DM44.2  
Justified 661

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2857/01/010/DM44.2/C	Philip Talmage		DM44.2 661	Two proposed gypsy/traveller sites in Shirley (reference numbers 502 and 661 on Changes to the Policies Map) Both sites are inappropriately located in the Metropolitan Green Belt and poorly located for public services, and there is in any case no need for such an increase in the number of such sites within the Borough.		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2859/01/002/DM44.2/O	Philip Edmonds	Object	DM44.2 661	The Gypsy/Traveller site proposal on Conduit Lane, next to Coombe Wood Gardens, is out of step with Government Policy and a completely inappropriate suggestion for the use of this green belt land (Policy DM 44.2, Table 11.17, site 661 (p 179). Policy E of "Planning Policy for Traveller Sites (temporary or permanent) published in August states clearly that "traveller sites in the Green Belt are inappropriate development." This location brings pleasure to many people in the borough, and it is staggering that something like a traveller site (with all its potential to have such a negative environmental impact) is proposed for an area that must be a contender for the most picturesque in Croydon.	The site should not be allocated as a Gypsy and Traveller site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2863/01/001/DM44.2/O	Jonathan Nicholas	Object	DM44.2 661	In appropriate development in the green belt. There is an imbalance in the borough with both this site and 502 being in the south of the borough and in close proximity to each other. Such proposals should be located on industrial/brownfield land rather than greenbelt.  As an alternative, expand Laytham's Way. Other sites considered suitable are: 552, 536, 120 - which would not interfere with the little green space we have left.		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Additional Objections raised to the use of the following locations as Gypsy/Traveller sites:-  
 Coombe Farm off Oaks Road  
 Reference Number 502  
 Coombe Lodge Nurseries off Conduit Lane  
 Reference Number 661

1. How has the London Borough of Croydon involved its Community in the planning of the Coombe Farm and Coombe Gardens Traveller Sites? What opportunity was given by Croydon Council for the local residents to put forward their own ideas and participate in the development of the Sites? See - London Borough of Croydon's "Statement of Community Involvement - October 2012" (<https://www.croydon.gov.uk/sites/default/files/articles/downloads/involvement-oct12.pdf>) Reference 2.11 & 2.12 - these Guidance Rules have been ignored  
 2. There is no pavement access to either of the proposed sites therefore most travel to and from these sites to local amenities, (shops/doctors/schools) would be by vehicle – causing even greater traffic problems to the Coombe and Oaks Road junction.

3. Residents call for an independent (i.e non-Labour) lead enquiry into the full extent Mr Ansari (owner of Coombe Farm, a proposed traveller site) has been able to influence Croydon Council specifically & Labour Government more broadly through financial bribery?  
 Quote from the 2011 Localism Act; "Through the Localism Act, the Government has abolished the Standards Board regime. Instead, local authorities will draw up their own codes, and it will become a criminal offence for councillors to deliberately withhold or misrepresent a financial interest."  
 Tens of thousands of pounds including cash equivalent goods & services (e.g supply of rent-free premises for council business, travel expenses and campaign donations) have been disclosed but misrepresented as donations. These are in fact bribes in return for planning leniency (see press article.) <http://insidecroydon.com/2015/08/21/property-developer-ansari-donates-to-cooper-and-khan/>  
 4. In the restrictive Covenants for Coombe Farm, (defined as 80 Oaks Road) which are for "the Settlers and their successors in title" states "No part of the Property shall be used for any offensive noisy, dangerous pursuit or occupation or for any

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

purpose which shall or may grow to be in any way a nuisance damage grievance or annoyance to neighbouring properties or the neighbourhood."

2867/01/002/DM44.2/O	J Giles	Object	DM44.2 661	<p>I object to the site for the following reasons:</p> <ul style="list-style-type: none"> <li>-Detrimental to the Amenities of Adjoining Owners</li> <li>-Inappropriate use of Green Belt Land</li> <li>-Sites that are located on the Green Belt, considered to be inappropriate development for Traveller sites (temporary or permanent) and against Government Policy (Planning policy for Traveller Sites, DCLG, August 2015)</li> <li>-Lack of relevant Amenities close at hand</li> <li>-Insufficient Local Infrastructure to accommodate the plans</li> <li>-Selection of Proposed Sites should have a bias towards Brownfield or Industrial Land not Green Belt</li> <li>-Why are the Two Sites in very close proximity to one another being proposed</li> <li>-Imbalance across borough with all Sites being Proposed in the South of Croydon</li> <li>-Why not Expand the Existing Permanent Gypsy Site in Lathams Way off Beddington Farm Road</li> <li>-If one has to select one of the proposed sites, the Preference is for Pear Tree Farm &amp; Pear Tree Farm Cottage, Featherbed Lane</li> </ul>	<p>Pear Tree Farm should be allocated or Lathams Way should be extended. The Council should also consider sites 16, 120, 518, 522, 536, 552, 553, 632, 636 and 767.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
2868/01/006/DM44.2/O	Graham Lyon	Object	DM44.2 661	<p>Council's approach breaches national policy. The site is some distance from services. The Purley Way should be looked at.</p>		Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

661

I am objecting to the following sites being considered as suitable as Permanent Sites for the above use:  
1) Coombe Lodge Nurseries, Conduit Lane, Coombe Road, South Croydon, CR0 5RQ  
2) Coombe Farm, Oaks Road, Shirley, CR0 5HL

I am very disturbed to hear of the proposed plans for providing permanent sites for the Gypsy and Traveller people on these sites, mainly on the grounds that they are both much valued and appreciated areas of natural beauty and relatively unspoiled areas on Green Belt land, which I consider is an inappropriate use of such areas. I understand, in fact, that it is against stated Government Policy ("Planning policy for Traveller Sites" DCLG, August 2015).

My objections are based on the following grounds:

1) Neither of these areas has local amenities nearby, or sufficient infrastructure to accommodate these plans.

2) Whilst it is a statutory duty of local councils to provide these sites for travelling people - and, indeed, an act of common humanity that such groups are catered for - it is usual that brownfield or industrial land is used, rather than open greenbelt land.

3) Both these sites are comparatively close to each other; certainly both are in residential areas in South Croydon, thus impacting on amenities of local owners, and arousing local feelings. What is the reason behind this decision?

4) Can the existing permanent site in Lathams Way off Beddington Farm Road be expanded?

There are many sites which might be considered which are not near areas of heavy residential occupancy, in the Waddon playing fields areas, for example. The Pear Tree Farm area in Featherbed Lane is also more suitable.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Object Soundness - DM44.2  
Justified 661

I will oppose the gypsy site on the following grounds:  
1.Mis-calculation of the score while selecting the site:

If a site is Green Belt/MOL- built form then it is marked as (Amber/Orange), which means a score of -5

If you go to page number 9 of the document in the link below, you can find that Amber is scored as +5 as opposed to -5.

[https://www.croydon.gov.uk/sites/default/files/articles/downloads/Gypsy%20and%20Travellers\\_Site\\_search\\_Evidence\\_%20August\\_2015.pdf](https://www.croydon.gov.uk/sites/default/files/articles/downloads/Gypsy%20and%20Travellers_Site_search_Evidence_%20August_2015.pdf)

Also, the score for the site access should be -2 as there are issues with the site access.

This brings the overall score down to 12. Please, check the other scores too before finalising this site. This site is clearly not suitable for building on the gypsy site as it is a green belt site.

2.I will be objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:

“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.  
The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).

Criteria of selection:  
The plan makers have missed a big point that existing infrastructure cannot cope with the influx of additional population at such a fast pace. Also, it has to be planned over few years. It should never be on a green belt/attached to green belt sites as it is disastrous for the environment. There are quite a few brown field sites in Croydon. Those should be explored.

What are the criteria behind selecting two sites within 1 mile of each other?  
The plan makers do not know the grass root situation. They have just assumed things without actually

My answer: School is a viable option Building a new school will support the Selsdon and nearby citizens. Besides we do not have a Grammar school in Croydon. So, it would be ideal if we build a grammar school in Croydon on one of the proposed sites.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

knowing the facts. This is a grave situation.

Building a new school will support the seldson and nearby citizens. Besides we do not have a Grammar school in Croydon. So, it would be ideal if we build a grammar school in croydon on one of the proposed sites.

Existing infrastructure just cannot cope with additional population in Croydon:

- 1.We have to wait for at least 4-5 days to get appointment at doctors – many times we do not get appointment
- 2.We have to wait for at least 15 minutes to get a turn to play swing/slide for my son in any local park. The parks are so crowded during summer. Already children are getting very less exercise. If 40 families come over with more than 80 children then it would be extremely over crowded.
- 3.There are not enough schools in the area. We should build more schools
- 4.There is very limited green space in Croydon. Government policy states that you cannot build temporary or permanent sites on green belt. Putting the travellers site near green belt will endanger the
- 5.Conduit lane is a no drive through zone. Increased traffic due to a planned school and travellers sites will cause traffic chaos.
- 6.We need green belts for good health of the citizens. Steps like these would encourage the encroachment of green belts.

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2877/04/003/DM44.2/O	Mr Prasad Deshpande	Object	DM44.2 661	Incorrect calculation for site 502 and 661. If the site is Green Belt/MOL built form then it is marked Amber / Orange which means a score of -5. +5 has been used which increases the rating by 10 points. Error in calculating site access for 661. There are cars parked on that road and the entrance is through a very busy main road. The site cannot have a rating of +5. It should be -2. That is a difference of 7 rating points.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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Object Soundness - DM44.2  
Justified 661

School is a viable option as there are no schools in our area Build a school instead of a travellers site Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Criteria of selection:  
The plan makers have missed a big point that existing infrastructure cannot cope with the influx of additional population at such a fast pace. Also, it has to be planned over few years. It should never be on a green belt/attached to green belt sites as it is disastrous for the environment. There are quite a few brown field sites in Croydon. Those should be explored.  
What are the criteria behind selecting two sites within 1 mile of each other?  
The plan makers do not know the grass root situation. They have just assumed things without actually knowing the facts. This is a grave situation.

There are quite a few public and independent schools in the nearby area. Building a new school will support the selsdon and nearby citizens. Besides we do not have a Grammar school in Croydon. So, it would be ideal if we build a grammar school in croydon on one of the proposed sites.

Existing infrastructure just cannot cope with additional population in Croydon:

1. We have to wait for at least 4-5 days to get appointment at doctors – many times we do not get appointment
2. We have to wait for at least 15 minutes to get a turn to play swing/slide for my son in any local park. The parks are so crowded during summer. Already children are getting very less exercise. If 40 families come over with more than 80 children then it would be extremely over crowded.
3. There are not enough schools in the area. We should build more schools
4. There is very limited green space in Croydon. Government policy states that you cannot build temporary or permanent sites on green belt. Putting the travellers site near green belt will endanger the
5. Conduit lane is a no drive through zone. Increased traffic due to a planned school and travellers sites will cause traffic chaos.
6. We need green belts for good health of the citizens. Steps like these would encourage the encroachment of green belts

Incorrect calculation in the selection criteria for 661 (Conduit Lane) and 502 (Coombe Farm) - If a site is Green Belt/MOL- built form then it is marked as (Amber/Orange), which

means a score of "-5". "+5" has been used which increases the rating by 10 points. Error in calculating site access for 661: There are cars parked on that road and the entrance is through a very busy main road. The site cannot have a rating of "+5". It should be -2. That is a difference of 7 rating points.

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I am writing to register my strongest possible objection to the following proposals for gypsy and travellers sites:

- Coombe Farm, Oaks Road - Reference 502
- Coombe Lodge Nurseries off Conduit Lane - Reference 661

I am an active member of Shirley Park Golf Club and vividly recall the hugely, disruptive presence of the gypsies when they trespassed onto Coombe Farm a couple of years ago. There is sometimes a romantic notion that gypsy/traveller community wish to get on with their lives and not affect the urban population wherever they pitch up; I am afraid that the bare facts reveal that this to be a complete fallacy and the stark reality is far from this rosy, TV documentary image.

It will come as no surprise to you to learn that there were numerous, illegal intrusions onto the golf course during their uninvited stay. Sadly but I am afraid rather predictably, these incursions resulted (of course) in a plethora of petty thefts and incidents of mindless damage to the course as well as necessitating a "marshalling" of parts of the course.

These factors coupled with the constant verbal abuse made play almost untenable and at one point, a decision was made to close certain parts of the course until they were finally evicted.

I think it is important to stress that this is not just about my personal feelings, there are more far reaching implications. Certainly if their presence was to be made permanent, there is no way I personally would continue my membership at Shirley Park Golf Club and I can safely say a lot of the members feel the same way.

It was apparent what the inhabitants of Croydon thought when another historic business at Reeves Corner was attached not so long ago. Shirley Park Gold Club has been a values part of our community for over 100 years providing enjoyment for thousands of members, safe recreation for youngsters and of course valuable employment for many, not to mention the thousands of pounds raised to help Croydon Opportunities.

The success of the club also allowed the purchase of the land in recent history and it often surprises my guests to see this beautiful side of Croydon. Surely it is not right to jeopardise this great part of our local heritage in attempting to temporarily resolve this long running problem? Croydon is attracting huge investment and is seemingly working

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

hard to shake off its previous image -  
please do not put this progress at risk.

2879/01/010/DM44.2/C	Mr Roy Saunders			DM44.2 661	object to the development of travellers site at this location as it is protected land as Green Belt and against government Guidance	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2882/01/003/DM44.2/O	Ms Nina Maund	Object		DM44.2 661	The use of CoombeLodge Nurseries as a gypsy and traveller site is inappropriate as it is a green belt site and will change the character of the area.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2884/01/003/DM44.2/O	Mr David Brown	Object	Soundness - Justified	DM44.2 661	It is inappropriate to identify Coombe Farm off Oaks Road and Coombe Lodge Nurseries off Conduit Lane as suitable sites for gypsy/traveller pitches as they are both in Green Belt and one of them borders a Site of Nature Conservation Importance.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2886/01/002/DM44.2/O	Mrs Dianne Haile	Object		DM44.2 661	I am writing to object to the use of Coombe Lodge Nurseries off Conduit Lane, site reference 661 as gypsy and traveller site and would not comply with Policy SP2.7a and SP2.7b.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2888/01/001/DM44.2/O	Mr Phillip Moore	Object	DM44.2 661	I object to the use of the site as a gypsy and traveller site as it would constitute inappropriate developmetn in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore there is an incorrect calculation in the selection criteria for this site. If a site is Green Belt/MOL - built form then it is marked as (Amber/Orange), which means a score of "-5". A score of "+5" has been used which increases the rating by 10 points. There is also an errir in calculating site access for this site; there are cars parked on that road and the entrance is through a very busy main road. The site cannot have a rating of "+5". It should be "-2". That is a difference of 7 rating points.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2889/01/002/DM44.2/O	Mr Peter Lawton	Object	DM44.2 661	I object to the use of this site for a gypsy and traveller site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

- Detrimental to the Amenities of Adjoining Owners
- Inappropriate use of Green Belt Land. Sites that are located on the Green Belt, considered to be inappropriate development for Traveller sites (temporary or permanent) and against Government Policy (Planning policy for Traveller Sites, DCLG, August 2015)
- Lack of relevant Amenities close at hand
- Insufficient Local Infrastructure to accommodate the plans
- Selection of Proposed Sites should have a bias towards Brownfield or Industrial Land not Green Belt
- Why are the Two Sites in very close proximity to one another being proposed and also imbalance across borough with all Sites being Proposed in the South of Croydon.
- Expansion of the Existing Permanent Gypsy Site in Lathams Way off Beddington Farm Road would be better solution
- If one has to select one of the proposed sites, the Preference is for Pear Tree Farm & Pear Tree Farm Cottage, Featherbed Lane as this would have least impact of the 3 sites.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Other Sites that the Council should reconsider instead of both Coombe Lodge Nurseries and Coombe Farm are the following. Just because a number of the following Sites are GB/MOL (Green Belt / Metropolitan Open Land) this should not preclude them, as it's not impossible to have them redesignated:

- 16 - Heath Clark playing fields, Stafford Road, Waddon
- 120 - Timebridge Community Centre, Field Way, New Addington
- 518 - Land adjacent to 103 Goodenough Way, The Admirals Walk, Old Coulsdon
- 522 - Wandle Road surface car park, Wandle Road, Croydon Opportunity Area
- 536 - Land of former Croydon Airport runway, south of Imperial Way, Waddon
- 552 - Land adjacent to Ashburton playing fields at rear of 2-88 Coleridge Road, Addiscombe
- 553 - By Pavilion Playing Fields, Purley Way, Waddon
- 632 - Land south of Threehalfpenny Woods, Kent Gate Way, Bridle Way, Addington

636 - Land west of Timebridge  
Community Centre, Lodge Lane,  
Elmside, Addington  
767 - Cane Hill-south part,  
Hollymeoak Road / Portnalls Road,  
Coulston

2906/01/002/DM44.2/O	Mr Gerald Smith	Object		DM44.2 661	Policy DM44.1 (page 179) - Gypsy Traveller Site Hands off - Coombe Wood Gardens is a Green Belt site and must remain so. Do NOT ruin the site and cause real anguish to local residents.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2907/01/001/DM44.2/O	Mrs J Wilson	Object		DM44.2 661	The site is in Green Belt and is deemed inappropriate. The Council has gone to great expense to protect the site from mobile travellers and this seems to have been a great waste of taxpayers money if they now allow a permanent site. Several businesses which make a big contribution to the local economy and also provide much needed amenity to the public will be detrimentally affected by the site. Coombe Park will be completely overwhelmed by this enormous traveller development for up to 75 mobile homes. The huge amount of traffic going along Conduit Lane will make access to the park from the parking bays on the other side of the road much more difficult and dangerous. These parking bays are used by the very young and the very old to give them easy and safe access to this beautiful public park. Again the size of the site will totally overwhelm the nearest settlements of residents on Coombe Road, Oaks Road and Oaks Lane.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2910/02/009/DM44.2/O	Ms Debbie Butler	Object	Soundness - Justified	DM44.2 661	I object to the use of the following locations as gypsy/traveller sites: •Coombe Far off Oaks Road reference number 502; and •Coombe Lodge Nurseries off Conduit Lane reference number 661;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I am a member of Shirley Park Gold Club as well as a local resident. I am writing to register my objection to the following proposed gypsy and traveller sites:

- Coombe Farm, Oaks Road, Ref 502
- Coombe Lodge Nurseries, Conduit Lane, Ref 661

The policies laid out on the Mayor of London, policy 7.7 clearly states that the mayor's office fully supports the protection of Metropolitan Open Land , and states that the strongest protection should be given to London MOL and inappropriate development refused. The policy lays out what needs to be established to designate an area as MOL but does not make it clear how Council can de-designate an area.

I therefore object to any permanent traveller site being constructed on MOL, especially if the area is simply going to be de-designated without any consultation with local residents and businesses.

I object strongly that Croydon Council can de-designate MOL or Green Belt to suit their needs to accommodate a permanent pitch. I cannot see any justification to change the designation, and intrude into the lives of the residents of Oaks Road and surrounding area. This will massively affect the attractiveness of the area and both the emotional and financial reprehension for many lives.

Policy 7.18 relating to protection of open spaces clearly states that open spaces within London must be protected and any loss must be resisted. I cannot believe the Council would want to go against both of these policies laid down by London assembly.

The Shirley Gold Club provides sport and social activities for up to 700 members in the local vicinity, and also provides an important ecological node in the area. The proposed sites for gypsies and travelers has come as a shock to everyone in its area, as come out of the recent press coverage and attenance at the consultation meetings.

The history of unauthorised "pitches" in this area over the past four years has left a bitter resentment, especially in view of the residual mess and littering, and crime that is accompaied their trepass. This does not change when the site is official.

On each occasion that gypsies/travellers have been in the area, the residents have been affected by verbal and physcial abuse. We also have a junior section at the club and children play in the comp during holiday period, as well as weekends. They are often unaccompanied and parents need to

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

know that they are in a safe environment. The proposed sites would change that. Please consider other sites.

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2913/01/002/DM44.2/O	Wendy Wilkinson	Object	DM44.2 661	I object to the use of the site for gypsy and traveller site as it would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. An incorrect calculation has been applied to the selection criteria for the site. If a site is Green Belt/MOL built form then it is marked as (Amber/Orange), which means a score of "-5". A score of +5 has been used which increases the rating by 10 points. There are cars parked on that road and the entrance is through a very busy main road. The site cannot have a rating of "+5". It should be -2. That is a difference of 7 rating points.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2914/01/002/DM44.2/C	Ms Nitin Sambre		DM44.2 661	The existing infrastructure cannot cope with an increased population. The site should be used as a school	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

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2915/01/003/DM44.2/O	Victoria McVeat Shirley Park Golf Club	Object	DM44.2 661	<p>I am deeply concerned about the proposed site. As a ladies golf member of the golf club, I use the area by the 4th hole regularly to play and practice golf. I remember the last time when the traveller/Gypsies were in the area and the mess and debris that were constantly left behind on the Shirley Park golf course. It was extremely upsetting and worrying. There was a lot of unacceptable behaviour like verbal abuse and bikes being used on the golf course.</p> <p>Additionally, as a mother of two teenage boys who are very fond of this sport and play golf I felt extremely uncomfortable and unsafe for them to use that area for practice or golf play when the gypsies and travellers were in the area last time. I would certainly discourage them to use that area in the future if these plans go ahead due to possible aggressive behaviour and verbal abuse from the gypsies and travellers. I agree with the Club that Policy 7.18 relating to Protection of Open Spaces clearly states that open spaces in London must be protected and any loss resisted'. I am shocked that Croydon Council would want to go against both of these policies laid down by the London Assembly.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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I write concerning Croydon Council's proposals contained in the consultation document of the Croydon Local Plan that includes the re-designation of Metropolitan Open Land in Shirley and specifically within the confines of Shirley Oaks. I consider these proposals and others listed above to be inappropriate as they would significantly change the character of the area in which I have lived all 61 years of my life and I wish to add my voice to those already expressing concerns and objections about these proposals.

I strongly object to the proposal to re-designate Metropolitan Open Land to facilitate the building of new homes on land in Shirley Oaks and the provision of temporary or permanent traveller/gypsy sites in areas that are acknowledged by the Council to be in the green belt at Coombe Farm and Coombe Lodge Nurseries in Conduit Lane.

These proposals are totally out of keeping with the character of the area which predominantly comprise owner-occupied semi and detached homes. Surely areas considered to be brownfield sites are more appropriate than the unacceptable use of Metropolitan Open Land?

The proposals affecting the area surrounding Shirley Library are also of concern as this would adversely change the character of the area and potentially result in the establishment of additional unsightly car- parking sites on the south side of Wickham Road, similar to that at the front of the Shirley Medical Centre at 370 Wickham Road.

2922/01/002/DM44.2/O	Elizabeth Wood	Object	DM44.2 661	The planning authorities should protect local amenity and environment. These do the opposite and will do nothing but harm. Travellers sites in the Green Belt are inappropriate development. The scale of such sites should not dominate the nearest settled community whose interest should be respected. These sites will have a highly deleterious effect on four neighbouring businesses namely The Chateau restaurant, Coach House Café in Coombe Wood, the Premier Inn and the Oaks Farm wedding venue. The numbers being housed will be greater than the occupants already living along Oaks Road. In addition there is no nearby public transport, schooling, doctors surgery or shops. There are not even pavements on both sides of the roads involved. They will be damaging to the nearby site of Nature Conservation Interest. The Council has already spent time and money ensuring that travellers could not park in Conduit Lane. They must have had a reason for so doing. If travellers are allowed on the nursery site there is will make Coombe Wood and gardens a no go area. Why is the Council intending to destroy one of the few remaining unspoilt green spaces in the borough. There must be less sensitive sites within the Croydon boundary where the establishment of a base for the travelling and gypsy communities	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2923/01/002/DM44.2/O	Mr Patrick Lewis	Object	DM44.2 661	I object to the allocation of a traveller site at Conduit Lane. I do not think a traveller site is appropriate for this site; it is inappropriate in this location, out of keeping with parkland location of Coombe Gardens and Lloyd Park.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2926/01/003/DM44.2/O	Mr Michael R Brookbank	Object	DM44.2 661	The proposals are contrary to the Government's Planning Policy for Traveller Sites and are totally unsuitable for the location for large numbers of families with young children.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2931/01/016/DM44.2/O	Mr John Newman	Object	DM44.2 661	I object to the use fo the site for a gypsy and traveller site. All three sites are in the Green Belt and one borders a site of Nature Conservation. The proposed use would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b and would not be consistent with Policy E of Planning for Traveller Sites published by the Government. If additional sites are required in the borough, it would be more appropriate to expand existing sites eg. Off the Purley Way. None of these siites have easy access to local schools, healthcare, retail and other amenities. The vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the junction is likely to create additional road hazards.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2932/01/001/DM44.2/O	Mr James Lawton	Object	DM44.2 661	I object to the use of the site as a gypsy and traveller site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2934/01/002/DM44.2/O	J A Meyer	Object	DM44.2 661	I object to the use of the site for a gypsy and traveller site as it would constitute inappropriate development I nthe green belt and would not comply with Policy SP2.7a and SP2.7b. There are incorrect calculations in the selection criteria for the site. If a site is Geen Belt/MOL - built form then it is marked as (Amber/Orange), which means a score of -5. A score of +5 has been used which increases the rating by 10 points. There is also an error in calculating the site access for the site. There are cars parked on that road and the entrance is thought a very busy main road. The site cannot have a rating of +5. IT should be -2. That is a difference of 7 rating points.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2935/01/003/DM44.2/O	Mr Ian Cameron	Object	DM44.2 661	The proposed travellers sites are not suitable and are in breach of the Government's statement that "sites are inappropriate in the Green Belt". These sites are also some distance from public services.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2936/02/003/DM44.2/O	Mr John Lingwood	Object	DM44.2 661	This would be in breach of the Government's intentions - Policy E of the Planning Policies for Traveller Sites and that travellers sites (temporary or permanent) are inappropriate development in the greenbelt. This would drain Council resources and reflect on the quality of other services that the Council is required to provide. It would result in the reduction in free and easy access that is currently enjoyed by many. The proposal would have a considerable effect on the business at Oaks Farm and the Premier Travel Inn, forcing these to close potentially. Extending the site at Purley Way should be considered.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2950/01/002/DM44.2/O	A Lemell	Object	DM44.2 661	I object to the gypsy and traveller site at Coombe Lodge Nurseries, Conduit Lane.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

The proposal to develop Coombe Lodge Nurseries, Conduit Lane as a residential development for a Gypsy and travelers site does not fall within the Strategic Objectives because:-  
Objective 2: This development will not Foster an environment where existing enterprise can prosper, but will reduce enterprise  
Objective 4: This development will not reduce social, economic and environmental deprivation. It will not reduce unemployment, improve skills and education and improve environmental conditions, the development is not in keeping with the surrounding area.  
Objective 5: This development is not high quality and will not enhance the borough's natural environment but will reduce the natural environment by turning a farm into a travelers housing site  
Objective 7: This development will reduce the area as a safe, healthy and cohesive community.  
Objective 10: This development will reduce the quality and accessibility of green space and nature.  
This proposed development of a travelers site within the Coombe Road area is not within keeping of the current development within this area. Shirley comprises of large semi and detached houses with large green areas. This development is in no way in keeping with out housing in the area.  
Changing a green area to an area of residential housing will cause harm and reduce the outlook of the area and is not in keeping with the surrounding area  
Building a travelers site will increase noise levels and ruin the character of the area and this development would overwhelm this green area.  
Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.  
This development would diminish the striking view of the area of Addington Hills and Coombe Farm area.

this development will compromise the ability of future generations to meet their own needs. The development will change the outlook and community within the South Croydon area and future generation will suffer because of this.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Not in line with Government planning policy on the Green Belt. Sites are located on the Green Belt, considered to be inappropriate development for Traveller sites (temporary or permanent) and against Government Policy ("Planning policy for traveller sites", DCLG, August 2015): the proposal to create a permanent traveller site on land designated as Green Belt land is contrary to Policy E of the Planning Policy. Inappropriate development, harmful to the Green Belt, should only be approved in very special circumstances. There are no very special circumstances that have been, or can be, advanced to allow the use of this land (The National Planning Policy Framework makes it clear that unmet housing need (including for traveller sites) does NOT constitute exceptional circumstance). It is not in the surrounding community's interest for the Green Belt to be eroded - approving this application would also set a precedent and open the surrounding areas to be subject to similar planning applications. Negative impact on the local environment and wildlife. Inappropriate to simply weight Green Belt as one of many factors to be considered in the assessment process, rather it presents a policy objection that cannot be over-ridden in the way proposed.

- Government planning policy with regards to traveller sites wants to ensure that plan-making and decision-taking should protect Green Belt from inappropriate development.
- The proposal to create a permanent traveller site on land designated as Green Belt land is contrary to Policy E of the Planning Policy: "Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances.". There are no very special circumstances.
- The National Planning Policy Framework makes it clear that unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within the Green Belt.
- The local character description is clearly at odds with the proposal.
- The justification acknowledges the Green Belt issue, though insufficiently, but relies on the fact that there are existing structures. These are not in fact substantial, being glasshouses and could be said to be at least environmentally consistent with the Green Belt. But

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

there is no very special circumstance justification proposed as required by Planning Policies.

- Approving the proposal would set a precedent and open the surrounding areas to be subject to similar development. It is not in the community's interests to allow the erosion of the green spaces surrounding the community and we object to the impact this site could have on the environment and wildlife. In the light of these issues, it is not appropriate simply to weight Green Belt as one of many factors to be considered, but rather it presents an overarching policy objection that cannot be over-ridden in the way proposed. To be considered deliverable, sites should be available now, offer a suitable location for development now and we do not believe that The Assessment and selection of sites for Gypsy and Travellers undertaken was credible. The site is clearly not a suitable location for development Plan makers have not considered the time it will take to commence development on site:

- ☐ Need for infrastructure improvements (roads), need for local amenities improvement (primary school, doctor)
- ☐ Plan makers have not considered the time and necessity to show due diligence in assessing the sites:
- ☐ need for an Environmental Impact Assessment (this would be a schedule 2 development having significant effects on the environment and needing an EIA)
- ☐ need for a Local Biodiversity Action plan to determine the sensitivity of the location
- ☐ Plan makers have not ensured that the process has credibility and acceptance: the bases for site criteria weightings are unclear.
- ☐ Plan makers will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out.
- ☐ Plan makers have not taken the cost and time needed to mitigate the impact of the development on the sites: Croydon Council has already recognised in its Development Management Policies document that the Site of Nature Conservation Interest (SNCI) which borders the Coombe Lodge Nurseries Site, Coombe Wood (List of Historical Park and Gardens 2008) would be negatively impacted by the proposed development.

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2962/02/002/DM44.2/O	Charlotte Lewis	Object	DM44.2 661	I object to the council's plans to create a Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens; travelers bring with them a whole host of anti-social problems & criminal activity such as the rubbish they leave behind; also I worry about the safety of people's pets with them around. A colleague of my fiance's was threatened with extreme violence by travelers when he went to their site to try & read their electricity/gas meters.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2965/01/004/DM44.2/O	Janet Nightingale	Object	DM44.2 661	Recently I have heard of Croydon Council's plans for the borough over the next 20 years. I object strongly to the plans for permanent sites for travellers using green belt land. My experience of travellers is not a happy one. In my opinion they are inclined to make a dreadful mess of any area they occupy. They then move on leaving the Council to clear up after them. If they have to be provided with another permanent site please choose somewhere which is not green belt.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2967/01/002/DM44.2/O	Janet Willings	Object	DM44.2 661	Government policy excludes green belt land from use as a site for Travellers. Coombe Wood Gardens is green belt land. Coombe Wood and Lloyd Park areas are surely one of the jewels in Croydon's crown. They provide a green space of beauty, peace and fresh air and are well used by the people of Croydon. There are other places where Travellers sites could be located.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2970/01/007/DM44.2/O	Janet Dean	Object	DM44.2 661	<p>I understand that the following Policies will threaten our green spaces. I was born in Croydon and have lived in this area all my life (I am now 63). My parents came here from Scotland in the early 1950s. They chose this area specifically for its green spaces and it is quite unique in that facility. I spent more than 35 years in Real Estate in this area and know very well that the reason people continue to move here, is exactly for these facilities and yet remaining within easy reach of other amenities, London, the coast and airports. Of course, more housing is required but I believe the alternative suggestions to these proposals to be very valid and much more in keeping with the neighbourhood thus maintaining its attractiveness and good standard.</p> <p>These proposals are ill conceived and will change this particular neighbourhood beyond all recognition and take away that for which it is well known and valued. Please hear the voices of people like me and do NOT continue with the proposed policies set out below and which can be found in your Local Plan:</p> <p>6. Policy DM44.2, Table 11.17, site 661 (p179). This is a greenbelt site, and it is not appropriate to put a traveller site here. Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2971/01/002/DM44.2/O	Janet Borawiak	Object	Soundness - Justified DM44.2 661	Having learnt from reading frightening stories regarding the above, I now understand they are true. I hope you are going to listen to the people of Croydon in that this is not what we want	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2974/01/010/DM44.2/O	Jane Bowden	Object	Soundness - Justified	DM44.2 661	4) I understand that the Council has identified two sites in Shirley for gypsy/traveller sites, Coombe Farm off Oaks Road and Coombe Lodge Nurseries off Conduit Lane. (Reference numbers 502 & 661). Both of these are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Both Coombe Farm and Coombe Lodge Nurseries are some distance from public services and traveller sites here risk damaging some of the Borough's precious green spaces. Extending sites in areas such as the one at Purley Way would be more suitable.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2975/01/002/DM44.2/O	Janet Hughes	Object		DM44.2 661	I wish to register my objection to what I am hearing are your plans to develop the above areas. I understand that housing may be planned for the Sanderstead Plantation site and a travellers permanent camp site around the area of Coombe playing fields.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2978/01/005/DM44.2/O	Mr James Marland	Object		DM44.2 661	No, No, No, we should not be losing greenbelt land for a traveller site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2981/01/003/DM44.2/O	Mr & Mrs Jean & Peter Vile	Object	Soundness - Consistent with National	DM44.2 661	We both agree that we do not want to lose any of our green belt. And the parking in the area is truly so bad especially in Coulsdon.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2982/01/029/DM44.2/O	Mrs Jeanne Driscoll	Object	DM44.2 661	I wish to add my objections made on this document by our local M.P. Chris Philp.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2982/01/030/DM44.2/O	Mrs Jeanne Driscoll	Object	DM44.2 661	I wish to add my objections made on this document by our local M.P. Chris Philp.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2985/01/002/DM44.2/O	Jennifer Houghton	Object	DM44.2 661	I object to the proposal to down grade the above site from green belt to Metropolitan, Croydon is a London Borough known for having green spaces and parks which are much appreciated by all the local residents and adds to its positive image. I also object to the proposed provision of. Gypsy/ traveller site at Conduit Lane this is a green belt site. There are limited facilities for families who would be living there - no local shops or health centre. There is a shortage of local primary school places and no primary school within walking distance, I understand it is of paramount importance to encourage traveller family to send their children to school so that they can continue their education.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2988/01/006/DM44.2/O	Mrs Angela Oakley	Object	DM44.2 661	We do not need or want anymore tower blocks at New Addington, nor do we need another school on Rowdown fields. The travellers when up here cause trouble being rude to people and stealing from the shops, which I have witness, also this happen many years ago on Forestdale shops, where I worked, do you really want to spoil all the green belt, there is the old Stewart Plastic site at Purley Way which has been left empty for years	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

2991/01/001/DM44.2/O	Anna Bond	Object	Soundness - Justified DM44.2 661	Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens Policy DM44.2, Table 11.17, site 661 (p179). The council plans to create a Gypsy/Traveller site here. This is a greenbelt site, and it is not appropriate to put a traveller site here. Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2993/01/003/DM44.2/O	Cecile Griggs	Object	DM44.2 661	I particularly wish to object to the proposal to locate a traveller site in the area of Conduit Lane. This is not in Heathfield Ward, but the area around Conduit Lane is a local amenity. The Gardens with their cafe and Coombe Woods are enjoyed not only by myself but by countless others for relaxation and exercise, and it beggars belief that the Council wishes to destroy such a lovely area	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
2999/01/002/DM44.2/O	Mr John Harris	Object	DM44.2 661	I am writing to object to:  1.The use of the following locations as gypsy and traveller sites:  Coombe Lodge Nurseries off Conduit Lane, site reference 661;  Coombe Farm off Oaks Road, site reference 502;  Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3001/01/003/DM44.2/O	Mr John Helen	Object	DM44.2 661	I will be objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3003/01/006/DM44.2/O Mr John James

Object

DM44.2  
661

I would like to register my objection  
to DM44.2, Table 11.17, Site 661  
(Gypsy/Traveller Site)

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

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Object Soundness - DM44.2  
Justified 661

I am writing to you to express my objection to potential travellers sites in two locations and to detail the reasons why.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Coombe Lodge Nurseries (Conduit Lane) Ref 661

1. The land is green belt land and therefore deemed inappropriate by national guidelines.
  2. The size of the site would mean that it could not be accommodated by simply demolishing existing structures and hence would spill over into unspoiled land
  3. The area already struggles with amenities such as schooling, doctors etc and this additional influx would be difficult to accommodate
  4. The site would add additional traffic to conduit lane/coombe lane intersection which could not be accommodated without major traffic improvements.
  5. The traveller site would be next to Coombe park and overwhelming in terms of size.
  6. Parking to access the Coombe Park and Coombe woods is already at a premium. The development would bring massive amounts of additional traffic.
  7. The site will totally overwhelm near by residents on Coombe Lane and Oaks Road.
  8. The site is very close to some of Croydon's most unspoilt areas such as Coombe Woods, Combe Park and Lloyd Park. The additional influx of vehicles and residents would have a detrimental effect on the local environment.
  9. The site has no amenities near by - shops, post offices etc and none within walking distance which means a massive increase in traffic to the local area.
- Both locations would massively change the local characteristics of an area of Croydon which is largely unspoilt by development in an area with very few local amenities. Schooling is already an issue in this area. In my view Green Belt land is specifically created to prevent urbanisation of green spaces which this proposal amounts to.

3009/01/003/DM44.2/O Mr Jonathan Butcher

Object

Soundness -  
Justified

DM44.2  
661

I object in the strongest possible terms to the Council's proposal to build gypsy/traveller sites in Croydon!!!

We absolutely mustn't lose our green open spaces. We have too few of them as it is.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

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Object Soundness - DM44.2  
Justified 661

2. Coombe Lodge Nurseries off Conduit Lane, which is proposed as a site for 15-25 pitches (pages 468-469, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 661).

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I object to this proposal on the following grounds:

1.1 Coombe Lodge Nurseries is Green Belt Land. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly that "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Previous use and Council ownership do not mitigate against this policy.

1.2 The proximity of this site to the Coombe Farm site, also proposed, would mean a total of up to 45 pitches on 2 sites within a very small area of the Borough.

1.3 The Croydon Local Plan paragraph 4.19 refers to the need for good access to roads, stating that Gypsies and Travellers "often need to move larger vehicles as part of their livelihood and way of life". Coombe Road junctions with Oaks Road and Conduit Lane are busy and potentially hazardous intersections and are unsuitable for increased, safe movement and manoeuvring of larger vehicles.

1.4 The proposed Coombe Lodge Nurseries site is adjacent to a Site of Nature Conservation interest which would be vulnerable.

All of the three preferred sites are on Green Belt Land, contrary to Government Policy.

The close proximity of the proposed sites to one another has not been taken into account. All three sites are proposed for a small area in the South of the Borough when there seems to be a successful site in Purley Way which could be expanded.

□  
None of the three sites proposed has good access to schools, shops and other services. The consequent need for private transport goes against environment and climate initiatives. Government Guidelines ask that local planning authorities policies ensure that children can attend school on a regular basis. These three sites are well away from schools, particularly

primary schools, and clearly do not reflect the aims of the Guidelines or facilitate regular school attendance

The proposed plan does not take into account the need for good access to roads. The Croydon Local Plan paragraph 4.19 refers to the need for good access to roads." Oaks Road, Coombe Road, Conduit Lane and Featherbed Lane are unsuitable for safe increased movement and manoeuvring of larger vehicles, especially entering and exiting these sites.□

□  
The number of Gypsy/Traveller sites in Croydon is to increase from 1 to 4, when our recent experience locally is of travellers responsible for damage, parking illegally, leaving piles of rubbish behind when they are moved on and even engaged in firearms confrontation with the police.

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3014/01/003/DM44.2/O	Julie Lowe	Object	DM44.2 661	I am writing to object to the use of the following locations as gypsy/traveller sites -coombe farm off oaks R's ref 502 -coombe lodge nurseries off conduit lane ref 661	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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I am emailing to object to the proposed travellers sites to be built in the shirley/croydon/south croydon areas.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

There are numerous reasons for my objections.

1. This is green belt land and should remain as such. We are lucky to have local green areas that I have enjoyed since my childhood and that my own family benefit from now. Green belt land is not appropriate for any form of dwelling. We need to preserve what we have in the area. Travellers are known to leave their mess around them, this is not what we want on our green belt land
  2. There are insufficient local school places as it is. The children (including my own) in the area will be adversely affected by the influx of travellers who normally have large extended families
  3. Travellers cause trouble, my son was set upon by a group of travellers in Lloyds park recently and we now avoid this area when the travellers are illegally staying there. I would like my children to be able to use the local parks and amenities without worrying about people who regularly do not abide by the law of the land.
  4. My elderly parents who live in the Shirley hills area are vulnerable victims of crime as it is. Do we really need to add to their fears by making the area less safe with a group of people who generally have no regard for the law
  5. Crime rates in Croydon are up as it is. Do we really need more residents for our already overstretched police force to watch over
  6. And finally, the clue is in the name. These people are travellers and therefore travel, meaning there is no need for a permanent dwelling for them
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3017/01/010/DM44.2/O Mr Chris Connor	Object	DM44.2 661	<p>4. REF 502, REF 661 (Gypsy/traveller sites)          The Council are proposing in total 45 permanent pitches. Both sites are some distance from public services. They should consider instead the expanding the existing site off the Purley Way.          More importantly the Council are in breach of policy E Planning Policy for Traveller Sites published by the Government in August which clearly states:          "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".          The Council have acknowledged both sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest.</p> <p>The access to both Coombe Farm and Coombe Lodge is totally inadequate and the additional traffic would be dangerous.          The Council should be promoting the interests of the people of Croydon who they are supposed to represent.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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3018/01/010/DM44.2/O Chris Lynam	Object	DM44.2 661	<p>Policy DM43, reference Site 502 Coombe Farm reference Site 661 Coombe Lodge Nurseries and reference Site 755 Pear Tree Farm and Pear Tree Cottage. I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and Coombe Farm is on a site of an Archaeological Priority Zone and contains an area of Nature Conservation Importance. Such development is in breach of Policy E of Planning Policy for Traveller Sites, which says that "Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development". All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites by 2017 and 39 by 2036 is excessive and will have an adverse effect on the borough.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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I am writing to object to the use of the following locations as gypsy/traveller sites:-

- Coombe Farm off Oaks Road Reference Number 502
- Coombe Lodge Nurseries off Conduit Lane Reference Number 661

1. What is the Council's rationale for proposing Traveller Sites on the very land previous illegal incursions, fly tipping and theft have occurred?

2. On what basis has Croydon's Labour Council rejected the prior Conservative Councils proposal for a second Traveller site located on the Purley Way, Roundshaw Open Space?

3. Under the Freedom of Information Act, what is the total tax payer investment, Croydon Council has made over the last 5 years securing land, preventing and obstructing illegal incursions?

4. Council representatives are referring to Travellers (universally) as "homeless Croydon residents", yet they are of 'no fixed abode', not registered (with the Council) as homeless, not on the electoral role - let alone contributing to the use of/impact upon local amenities. Please clarify the difference between a 'resident' and a 'visitor'.

5. Council representatives advise 'It is the right of a Traveller to live in a caravan and is part of their ethnic rights'. Has an Equality Impact Assessment (Government Planning Document) been conducted to ensure the rights of the settled community are not being infringed? (It is understood this is a requirement where there has been significant local opposition as in the case of Croydon).

6. Please confirm a) whether a traveller must reside within a given schools catchment area to attend and b) whether the proposed sites were selected with this in mind?

7. Actual number of fixed plots revealed during (verbal) consultation was 49, not 39 as documented, indicating likely expansion of a site(s) at later date. (See Dale Farm, Essex for unauthorised 'sprawl' beyond designated site)  
[https://en.m.wikipedia.org/wiki/Dale\\_Farm](https://en.m.wikipedia.org/wiki/Dale_Farm)

8. What consideration has the Council given to the societal impact of introducing both Romany Gypsy & Irish Travellers (known to feud) into two locations just 500m apart on local community?

9. Government planning for Gypsies & Travellers determined Green Belt Development as 'inappropriate'. (See Dale Farm, Essex eviction from Green Belt land). What is the rationale for Croydon looking at

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Green Belt vs. Brown Field?

9a) Under the Freedom of Information Act, how many Brown Field Development sites have Croydon Council Overlooked before selecting Green Belt?

([http://www.gypsy-traveller.org/wp-content/uploads/2015/10/Changes-to-planning-for-Gypsies-and-Travellers-leaflet\\_v6.pdf](http://www.gypsy-traveller.org/wp-content/uploads/2015/10/Changes-to-planning-for-Gypsies-and-Travellers-leaflet_v6.pdf))

9. Two of proposed sites in same Ward and the third in adjoining area, all held as Conservative seats with 2 locations less than 500m apart. Why are there no suitable locations in Labour held seats?

10. Croydon Council acknowledge these proposals will not prevent further illegal incursions, fly tipping, damage and theft at the residents/tax payer's expense, suggesting more fixed sites are not the solution. The current investments in the prevention of illegal incursions are working to protect the settled community.

11. Coombe Farm itself is a listed building, yet at least one other site was dropped from the shortlist for this very reason. Why has the evaluation criteria for site selection not been applied in an unbiased, uniform manner?

12. Note Basildon Council ended up \*leasing\* land they did not already own to accommodate travellers. If Croydon Council is blocked from using its own land for the purpose of a Traveller Site, can it be confirmed that the Council will uphold Green Belt planning restrictions and decline private planning applications for the same? (Ref: Dr A Ansari).

[https://en.m.wikipedia.org/wiki/Dale\\_Farm](https://en.m.wikipedia.org/wiki/Dale_Farm)

13. 'Homeless' travellers evicted from Dale Farm returned to their \*homes\* in Ireland.

(4:08 onwards.

<http://youtu.be/T253zUOfXe0>). What is Croydon Council's position where a "homeless Traveller" owns property? What investigation is carried out into the legitimacy of their homeless claim?

14. Taxpayers in Essex ended up funding Traveller-only amenities such as a community hall. What societal integration studies have been completed for homes, schools & businesses adjoining Coombe Farm and Coombe Lodge Nurseries? Precedent suggests their needs are greater than just plots.

15. Why was Coombe Farm initially considered for both Residential and Traveller site prior to Consultation only to be changed to Traveller-only during Consultation?

16. The proposed Coombe Farm Traveller site is:-

- a) Green Belt
- b) A listed Historic Property

c) Is within 'panoramic view' of Addington Hills

d) Has a number of covenants on its usage dating back to the 1950's set by the Garwood Family.

17. On what basis has Croydon Council classified these Travellers as homeless? They have the means to purchase their own vehicles, mobile accommodation and plant machinery. Why wouldn't they register with Croydon Council as homeless (if that is indeed their claim) and be 'Means Tested'?

17 a) Council representatives (at the recent Consultation) deemed adding Travellers to the homeless register as 'unworkable' as the housing waiting list was too long. Does this mean Travellers are being given PRIORITY over legitimate refugees and asylum seekers who are already on the housing register?

18. The introduction of a single traveller site (let alone two) in the Green Belt Heathfield Ward will increase localised fly tipping (please see area immediately surrounding the existing fixed site. Latham's Way, CROYDON) and will therefore be in direct contravention to the NATURE CONSERVATION STRATEGY, Supplementary Planning Guidance No.5 for Croydon on the following grounds;

4.41 "Five of the 8 Golf Courses in Croydon (note; Shirley Park adjoins Oaks Farm) contain all or parts of Metropolitan Nature Conservation Importance in Croydon."

4.63 Problems -cites 'pollution' as one of 7 key problems identified which particularly apply to Croydon".

5.5 "96 sites in Croydon are outlined in the Ecology Handbook 32 'Nature Conservation Guidelines for London' (updated in 1994). The criteria have been used by the Council to protect sites from harmful development through the operation of its own town planning powers".

6.9 Have the "Wardens for the green belt" (a role within the Council) a) been appointed in line with this policy and b) been consulted on the potential impact?

6.6 - Access [to the countryside] for All; "There are physiological & physical barriers [...] putting the countryside beyond the reach of some residents [...]. They may be restricted by [list of reasons] or of not feeling safe in the countryside." The presence of at least one Traveller Site will be viewed as a deterrent with valid concerns for the personal safety of local residents and visitors alike.

- What consideration has been given to existing Tree Preservation Orders, Ancient Woodland (Oaks) & Hedgerows both on the Coombe Farm site as well as the shared

access? Development of the access road would lead inevitably to the loss of further wildlife habitat.

- protected species in the area include deer, badgers (sets in and around Coombe Farm) and bats in the listed building & outbuildings. (4.13, 4.15 & 4.16) "Heathland is one of the rarest habitat types in London. The remnants of 'Heather' heathland found on Croham Hurst & Addington Hills [...] are the most significant in London. Heathland is also increasingly rare on a national basis with much of its characteristic wildlife endangered".

Full Document can be found - <https://www.croydon.gov.uk/sites/default/files/articles/downloads/spg5.pdf>

19. Excerpt from the Aug 2015 'Planning and Travellers: proposed changes to planning policy and guidance' - Consultation response document

Specifically; "re: sites on land designated as Green Belt; sites protected under the Birds and Habitats Directive and / or sites designated as Sites of Special Scientific Interest; Local Green Space; an Area of Outstanding Natural Beauty, or within a National Park (or the Broads)."

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/458230/Final\\_planning\\_and\\_travellers\\_govt\\_response.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/458230/Final_planning_and_travellers_govt_response.pdf)

19a. How will the provision of a fixed site prevent the issue of illegal incursion, raised in the above consultation document, specifically Question 10, harm caused by intentional unauthorised occupation? Croydon Council representatives concede it will not, therefore please explain what positive outcome this proposal hopes to produce.

20. Excerpt - Planning policy for Traveller Sites;

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/11422/2116900.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/11422/2116900.pdf)

"The new policy will help ensure that traveller sites are developed in appropriate places and not on Green Belt land, ensure planning policy is clear and consistent and thus can operate most effectively in a new localist planning system, and reduce community tensions that can arise over perceptions that planning policy for traveller sites is more lenient than planning policy for housing for settled communities." Perception upheld.

20a. During local Consultation, Counsellors advised repeatedly of a Central Government target being applied to Croydon for Traveller Sites. Excerpt from the 'Planning policyholders traveller's sites -

Equality Impact Assessment' suggests otherwise;  
"Now the Localism Act is in place, the current policy points to a process that no longer exists for setting future traveller site targets because the Act removed the framework for regional strategies meaning that no further regional strategies can be created. The Government will expect local authorities to plan for strategic matters, including accommodation for Gypsies and Travellers, in their Local Plans. Through this process, local authorities will have to justify their policies for traveller site provision using robust evidence that will be tested at the Local Plan examination. However, it will not be clear if the circulars were left in place that local authorities should set targets as part of their decisions on the right level of provision in their areas. The new policy, therefore, asks local authorities to set targets based on their evidence of need and to bring forward land in their plans to meet these."

21. Under the Freedom of Information Act, please supply burglary, assault, theft, disturbance, illegal incursion, damage and arrest data relating specifically to Travellers of 'No Fixed' address immediately following their arrival up to and including their eviction.

22. Under the Freedom of Information Act, please provide all Environmental Agency data relating to the treatment of Travellers waste during and after their occupation and specifically how a fixed site (providing basic sanitation & waste collection) will prevent illegally fly tipped builders waste all over the surrounding area. (See reports for all prior illegal incursions).

23. How has the London Borough of Croydon involved its Community in the planning of the Coombe Farm and Coombe Gardens Traveller Sites? What opportunity was given by Croydon Council for the local residents to put forward their own ideas and participate in the development of the Sites? See - London Borough of Croydon's "Statement of Community Involvement - October 2012"

(<https://www.croydon.gov.uk/sites/default/files/articles/downloads/involvement-oct12.pdf>) Reference 2.11 & 2.12 - these Guidance Rules have been ignored

24. In the restrictive Covenants for Coombe Farm, (defined as 80 Oaks Road) which are for "the Settlers and their successors in title" states "No part of the Property shall be used for any offensive noisy, dangerous pursuit or occupation or for any purpose which shall or may be grow

to be in any way a nuisance damage grievance or annoyance to neighbouring properties or the neighbourhood."  
 25. There is no pavement access to either of the proposed sites therefore most travel to and from these sites to local amenities, (shops/schools) would be by vehicle – causing even greater traffic problems to the Coombe and Oaks Road junction.  
 26. If these proposals go ahead will the council be offering 'blight' compensation to all of the affected local residents and businesses?  
 27. Will the travellers be required to pay council tax, rent, gas, electricity, and all other charges?  
 I look forward to your response to the above questions/concerns.

3028/01/010/DM44.2/O	Mr Nick Barnes	Object	Soundness - Justified	DM44.2 661	<p>Having read both local plans for the Shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.</p> <p>None of these plans will benefit Shirley and I object to them all.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
3029/01/008/DM44.2/O	Mr Paul Newton <i>Addington Village Residents Assoc</i>	Object	Soundness - Justified	DM44.2 661	<p>Happy for the Council to replace under-used garages with much-needed homes, but will be objecting to building on precious open space.</p> <p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

3039/01/004/DM44.2/O	Samantha Freeman	Object	Soundness - Consistent with National	DM44.2 661	In particular I object to:-  4. Use of greenbelt land for a traveller site (DM44.2)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3042/01/002/DM44.2/O	Sarah Stone	Object	Soundness - Justified	DM44.2 661	<p>I am writing to protest in the strongest possible terms to the council's proposals to create traveller sites at Coombe Lodge Nurseries and Coombe Farm.</p> <p>As you know, both of these sites are in the green belt, with one of them bordering a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, states: "Traveller sites (temporary or permanent) in the green belt are inappropriate development."</p> <p>The areas of Coombe Lodge Nurseries and Coombe Farm are not wasteland nor are they brownfield sites (as the current travellers' encampment in Croydon is). Instead, they are precious stretches of green land well loved and well used by Croydon residents for sports and leisure activities. They also provide an invaluable habitat for wildlife, including deer.</p> <p>I urge you to reconsider and will be continuing to campaign against this entirely inappropriate plan which will result in the desecration of two of Croydon's valuable green spaces.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3043/01/007/DM44.2/O	Sarah Stenning	Object	DM44.2 661	The use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a Gypsy/traveller site. (reference number 755) You know that this is Greenbelt Land. It is not appropriate for a site to be placed there particularly as you are planning to make it larger in the future and it has no local amenities close by; No transport links and already there is a vast amount of fly tipping in that area, which is a site of natural beauty with a scout camp nearby. Look at Policy E of planning policy for traveller sites published by the government which states that it is inappropriate development whether temporary or permanent. In all these areas I believe you should be looking at brownfield sites and not greenbelt, let us protect the little greenbelt we have left.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3045/01/009/DM44.2/O	Mr Stuart Marsh	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3046/01/007/DM44.2/O	Stephanie Lawson	Object	DM44.2 661	I strongly object to this policy and the plan to create a traveller site at this location as it is a greenbelt site and not appropriate for this purpose, as per Policy E of "Planning Policy for Traveller Sites".	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3068/01/001/DM44.2/O	Laura Doughty	Object	DM44.2 661	I believe this is inappropriate use of a green belt site. Brown field sites are better suited to this purpose. In addition government policy states green belt sites are 'inappropriate' for development.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3070/01/005/DM44.2/O	Christine Denney	Object	Soundness - Consistent with National	DM44.2 661	I should like to protest against the site chosen for gypsy camps and a new secondary school being built on green belt. There must be better sites for them as we must protect our green belt sites.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3074/01/003/DM44.2/O	Christine Younger	Object		DM44.2 661	I strongly object to this council building or using Green Belt sites for this and any other purpose. Also high rise flats will upset the balance of the areas. I do accept that we need more housing but these should be build on existing empty or land filled sites.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3075/01/004/DM44.2/O	Mr Christopher Andrews	Object		DM44.2 661	Government planning Policy is clear that Traveler Sites are inappropriate developments within a green belt. The plan to create a Traveler Site is not in accordance with Government policy and should not therefore be under consideration.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3077/01/003/DM44.2/O	Mrs Clare Gardner	Object	Soundness - Consistent with National	DM44.2 661	I am writing to object to:  1.The use of the following locations as gypsy and traveller sites:  •Coombe Lodge Nurseries off Conduit Lane, site reference 661; •Coombe Farm off Oaks Road, site reference 502; •Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference 755  as all these sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.  (If the Council really needs to quadruple the number of gypsy/traveller sites in the borough they should look elsewhere, e.g., off the Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3079/01/002/DM44.2/O	Mr John Kellas	Object	DM44.2 661	<p>The preferred approach would not be appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3 due to the following reasons:</p> <p>1 Green Belt. The proposal to create a permanent traveller site on land designated as Green Belt land is contrary to Policy E of the DCLG "Planning policy for traveller sites" (August 2015) ("the Planning Policy")</p> <p>2 Access to amenities The site is well away from schools (particularly primary school provision), shops, doctors, dentists, etc., and clearly does not reflect the above aim, or facilitate regular school attendance.</p> <p>3 Adverse effect on neighbouring businesses and leisure facilities It would not be practicable to site a traveller site adjacent to the proposed new school in Coombe Road Playing Fields, since the combined effect of additional school and traveller traffic would be too much.</p>	An alternative and appropriate use of the Coombe Lodge Nursery site would be to use it for the school otherwise proposed for Coombe Road Playing Fields. To site the school on the playing fields is entirely inappropriate as it would eliminate a facility that is already used by other schools in the borough. If the school is built on the nursery site, the playing fields would be preserved for the new school's use and for other schools as at present.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3080/01/010/DM44.2/O	Mr John Mills	Object	DM44.2 661	<p>I object to the use of the site for a gypsy and traveller site. As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3081/01/006/DM44.2/O	Mr John Morgan	Object	DM44.2 661	<p>Policy DM44.2, Table 11.17, site 661 (p179). The council plans to create a Gypsy/Traveller site here. This is a greenbelt site, and it is not appropriate for this purpose.</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3083/01/003/DM44.2/O	Mr Edward Hart	Object	DM44.2 661	I wish to comment on the proposals for the following sites: Coombe Lodge Nurseries, Conduit Lane (site 661) The proposal to use these sites as gypsy and traveller sites does not comply with Policy SP2.7a and SP2.7b. Both sites are clearly isolated in respect of local services. Site 661 would be unsuitable for school use as it lacks access to nearby public transport. Both sites would be acceptable for residential development and at least would not be worse served than some other housing in the area.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3084/01/003/DM44.2/O	Mrs Elaine Grant	Object	DM44.2 661	Site reference 661 - Coombe Lodge Nurseries off Conduit Lane and site reference 502 Coombe Farm off Oaks Road - both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b The proposals conflict with policy. The proposed options does not achieve sustainable development as it will compromise the ability of future generations to sustain Green Belt and SSSI as well as Nature Conservation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3087/01/013/DM44.2/O	Mrs Halina Tutt	Object	DM44.2 661	<p>Third, the Council has identified two locations on the edge of Shirley for gypsy/traveller sites:• Coombe Farm off Oaks Road and Coombe Lodge Nurseries off Conduit Lane. I am objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in Green Belt areas and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs to quadruple the number of gypsy/traveller sites in Croydon why don't you develop the existing site at Purley Way? It is an outrage that our diminishing open spaces will be turned into Gypsy sites. Coombe Road is so busy. It is the link between Shirley, Addington, Forestdale, Warlingham, Selsdon etc to central Croydon. It does not need more traffic nor traveller sites on it. We should be trying to diminish traveller sites, not expanding them or using valuable land to allow for more. I currently work for the Department of Work and Pensions and we have a joint operation with the local Police and other local service providers in our area to reduce fraud, rubbish, fly tipping etc. and we have been very successful in concentrating our efforts on gypsy areas. I do not want that for Croydon, especially near to where I live and where my children will grow up. My husband has his own house removals business and the amount of families he is moving from Croydon to other areas in England is astonishing. These families are not just moving down the road to the next borough to get away from Croydon, they are moving to Sussex, Devon and Scotland etc. I</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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3089/01/003/DM44.2/O	Mr Paul Grant	Object	DM44.2 661	<p>•Site reference 661 – Coombe Lodge Nurseries off Conduit Lane and site reference 502 Coombe Farm off Oaks Road – both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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3090/01/002/DM44.2/O	Mr Paul Gaines	Object		DM44.2 661	I send you this email to state my objections to your current plans for the proposed traveller site at conduit lane.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3091/01/006/DM44.2/O	Mr Paul Gomm	Object		DM44.2 661	please note my objection to the following policy reference numbers within your current draft plan for planning & development;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3094/01/001/DM44.2/O	Mr Paul Foster	Object	Soundness - Consistent with National	DM44.2 661	Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens Policy DM44.2, Table 11.17, site 661 (p179).  I strongly object to the council plans to create a Gypsy/Traveller site as above. This is a greenbelt site, and it is not appropriate to put a traveller site here. Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3097/01/010/DM44.2/O	Mr Ben Lynam	Object		DM44.2 661	Policy DM43, reference Site 502 Coombe Farm reference Site 661 Coombe Lodge Nurseries and reference Site 755 Pear Tree Farm and Pear Tree Cottage. I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and Coombe Farm is on a site of an Archaeological Priority Zone and contains an area of Nature Conservation Importance. Such development is in breach of Policy E of Planning Policy for Traveller Sites, which says that "Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development". All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites by 2017 and 39 by 2036 is excessive and will have an adverse effect on the borough.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3098/01/009/DM44.2/O	Mr Derrick Thurley	Object	DM44.2 661	Locations for 15 to 25 gypsy/traveller sites at Coombe Lodge Nurseries off Conduit Lane These are both on Green Belt land which is in breach of Government policy which states as being inappropriate development. Existing site at Purley Way should be expanded	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3099/01/001/DM44.2/O	Gillian Custance	Object	DM44.2 661	I oppose to the site of Coombe Lodge Nurseries being used as a travellers' site for the following reasons. Coombe Gardens and café are an area of natural beauty an oasis in the Croydon area. They are our pride and joy not only visited by people who live in Croydon but by people who live outside the area. We, as Croydon residents, are very proud of them. They are a peaceful tranquil area to get refreshments and then followed by a walk around the picturesque gardens. If you allow a travellers' site to be built all this will change. The businesses in the area will suffer huge losses and probably even close down. I can understand the need for a permanent site but this is not the location. It will also have a detrimental affect on adjoining owners. I am asking you to walk around this site and imagine the changes it will bring to the elderly, children and families who value this area, gardens and café.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3102/02/003/DM44.2/O	Mr Richard Horton	Object	DM44.2 661	I wish to log my objection to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3103/02/006/DM44.2/O	Mr Varsha Patel	Object	DM44.2 661	Incorrect calculation in the selection criteria for 661 (Conduit Lane)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3103/01/001/DM44.2/O Mr Varsha Patel	Object	DM44.2 661	<p>Build a school please? School is a viable option as there are no schools in our area. The Plan makers have missed a big point that existing infrastructure cannot cope with the influx of additional population at such a fast pace. Also, it has to be planned over a few years. It should never be on a green belt/attached to a green belt sites as it is disastrous for the environment There are quite a few brownfield sites in Croydon. Those should be explored. What are the criteria behind selecting two sites within 1 mile of each other? The plan makers do not know the grass root situation. They have just assumed things without knowing the facts. This is a grave situation. There are quite a few public and independent schools in the nearby area. Building a new school will support the selsdon and nearby citizens. Besides we do not have a grammar school in Croydon. So it would be ideal if we build a grammar school in Croydon on one of the propsoed sites. Existing infrastructure just cannot cope with additional population in Croydon:</p> <ol style="list-style-type: none"> <li>1) We have to wait at least 4-5 days to get drs appointment</li> <li>2) We have wait for at least 15 minutes to get a turn to play swing/slide for my son in any local park. The parks are so crowded during summer. Already children are getting very less exercise. If 40 families come over with more than 80 children then it would be extremely over crowded.</li> <li>3) There are not enough schools in the area. We should build more schools.</li> <li>4) There is very limited green spcae in Croydon. Government policy states that you cannot build temporary or permanent sites on green belt.</li> <li>5) Conduit lane is a no drive through zone. Increased traffic due to a planned chool and travellers sites will cause traffic chaos.</li> <li>6) We need green belts for good health of the citizens. Steps like these would encourage the encroachment of green belts. Build a school instread of a travellers site.</li> </ol>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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3106/01/007/DM44.2/O Mrs Michelle Sawyer	Object	DM44.2 661	<p>It is inappropriate development to locate Travellers sites at Coombe Farm (502) and Coombe Lodge Nurseries (661) as they are both in the Green belt</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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The proposals to locate traveller sites at Coombe Farm, Ref 502 and Coombe Lodge Nurseries, Ref 661, are both inappropriate. As the Council acknowledges, both sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".

The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).

The proposals to locate traveller sites at Coombe Farm, Ref 502 and Coombe Lodge Nurseries, Ref 661, if adopted, would compromise the ability of the current generation and future generations to enjoy these green spaces. Enjoyment of green spaces is a basic need of any community.

This is particularly relevant given the redevelopment of Croydon and the fact that many more people will be living in the centre of Croydon and will want and need to use these green spaces ("green lungs" of Croydon).

Companies looking to relocate businesses to Croydon do not only consider factors such as cost. Transport links and housing for staff - they also consider environmental factors. The damage to these two green spaces, which would inevitably arise should these proposals go ahead, would make Croydon a less attractive place to live in and would discourage businesses relocation to the area. This would reduce employment opportunities for Croydon's residents.

SP2.7 makes no mention of impact on the surroundings of the site or local residents. Accordingly, an additional criterion should be added as follows:

"f. Must be entirely acceptable in relation to its impact on nearby public spaces and residents and businesses in the area"

If this were included in the proposals, Ref. 502 Coombe Farm and Ref 661, Coombe Lodge Nurseries, would immediately be inappropriate. Coombe Farm is green belt land in Lloyd Park. Lloyd Park was left to the people of Croydon by the Lloyd Family. At present families enjoy the

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

open space, children play in the play area, joggers and walkers exercise, people walk their dogs sports are played, and families snack in the café. Coombe Lodge Nursery is by the lovely gardens of Coombe Wood with its popular tea room and wooded area.

The proposals RE 502 and ref 661 if implemented would not be in accordance with the Green Grid concept (reference green Spaces 6.15, 6.16) in that they would significantly damage these two valuable assets and discourage their use by the residents of Croydon. I note under the Plan: "Local Green Spaces which make a contribution to the borough's heritage value, visual character, recreational opportunities, tranquility, and amenity qualities will be protected and safeguarded. These proposals would have exactly the opposite effect.

I would make the following comments on the "Assessment and Selection of Sites for Gypsy and Travellers":

A) The scoring system does not reflect the importance of the preservation of Green Spaces and is inconsistent with the Green Grid concept.

B) For both sites the scoring appears highly subjective.

C) In particular for both sites the scores for "green space", "impact on local character", "privacy", and "local character" need to be reconsidered - they are all quite clearly wrong.

D) Site 502 is on a single track lane with very narrow access to Oaks Road. It would be practically inaccessible for large mobile homes. This fact is not reflected in the assessment.

E) for both sites "GB/MOL" is shown as amber and should therefore be minus 5 not plus 5.

F) The "social deprivation" criterion is illogical as pressures on local services apply equally across Croydon. If one was considering a large area such as a Country this would make sense; it makes no sense at the borough level. This criterion should be removed from the assessment.

I would recommend that this Assessment be reassessed by an independent party. I am sure that such a reassessment would indicate the unsuitability of these two sites.

I value Lloyd Park and Coombe Wood very highly, as, I am sure, do many other residents of Croydon. Lloyd Park and Coombe Wood are important and irreplaceable assets of our town, to be cherished. They should not be damaged by proceeding with these proposals.

3107/01/003/DM44.2/O	Dr Natasha Newlands	Object		DM44.2 661	I am writing regarding two proposed Traveller site developments at the Coombe Lodge Nurseries (661). I am concerned about these developments for a number of reasons: 1) The two sites are proposed to be in locations that are not in easy walking distance of everyday amenities such as shops, schools and health services. This will mean that the Travellers who move in to these sites will have to drive to use these services adding further burden to an already very congested main route in to Croydon, Coombe Road. 2) Local schools and health services are also already stretched in catering for the current local population. 3) I feel it is important to discuss these propositions with local residents as many are unaware of the plans; it may alter how residents and visitors use the park and also the developments are likely to have a significant impact on local businesses. 4) Coombe Farm is situated within Lloyd Park and any change in usage should comply with the conditions with which it was donated. 5) These sites are in Green Belt areas and government publications advise that Traveller sites in the Green Belt are inappropriate developments - Ref: Policy E of Planning Policy for Traveller Sites	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3109/01/009/DM44.2/O	Mr Dominic Quinn <i>A3 Architecture London LTD</i>	Object		DM44.2 661	Object to the te Travellers site as it would be in breach of government guidance and there would be no services local to the area	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3111/01/001/DM44.2/O	Mr Nikhil Chandarana	Object	Soundness - Effective	DM44.2 661	A school should be built on this site. We do not have a grammar school in Croydon so it would be ideal to build one on this site. Existing infrastructure cannot cope and there are not enough schools to cope with the influx of population in Croydon.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3111/02/001/DM44.2/O	Mr Nikhil Chandarana	Object	Soundness - Effective	DM44.2 661	A school should be built on this site. We do not have a grammar school in Croydon so it would be ideal to build one on this site. Existing infrastructure cannot cope and there are not enough schools to cope with the influx of population in Croydon.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3112/01/004/DM44.2/C	Mr Paras Shah			DM44.2 661	Object to the use of the following locations as gypsy and traveller sites:  Coombe Lodge Nurseries off Conduit Lane, site reference 661;  Coombe Farm off Oaks Road, site reference 502;  as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Not in line with government planning policy on the Green Belt.  
Detail:

- Government planning policy with regards to traveller sites wants to ensure that plan-making and decision-taking should protect Green Belt from inappropriate development.
- The proposal to create a permanent traveller site on land designated as Green Belt land is contrary to Policy E of the Planning Policy "Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances". There are no very special circumstances.
- The National Planning Policy Framework makes it clear that unmet housing need (including traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances". Justifying inappropriate development on a site within the Green Belt.
- The local character description is clearly at odds with the proposal.
- The justification acknowledges the Green Belt issue, although insufficiently, but relies on the fact that there are existing structures. These are not in fact substantial, being glass houses - and could be said to be at least environmentally consistent with the Green Belt. But there is no very special circumstance justification proposed as required by the planning policies.
- Approving the proposal would set a precedent and open the surrounding areas to be subject to similar development. It is not in the community's interests to allow the erosion of the green spaces surrounding the community and we object to the impact this site could have on the environment and wildlife. The fact that this is a green belt area should be the end of the discussion. Green belt areas are designated as such, and should not be allowed to be disrupted when it is suitable for the Council. This opens up the area to manipulation, and is not in line with the character of the area. The current residents should be able to decide how they see the area being developed, and the current crisis around school places is much higher on the priority list. The needs of the majority of children and residents should not be swept aside. This is not a democratic outcome.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3113/01/010/DM44.2/O	Mr Stuart Beaton	Object	DM44.2 661	<p>2.Traveller Sites/ Coombe Farm The proposal to use two locations in Shirley for traveller sites: Coombe Farm off Oaks Road (pages 449-450, reference number 502) and Coombe Lodge Nurseries off Conduit Lane (pages 468-469, reference number 661).</p> <p>My main objections are: Both sites are some distance from the nearest public services, making them inherently inappropriate locations for the purpose intended. Increased congestion in the adjacent, and rather narrow, local roads. In turn, this will result in increased pollution and accident black-spots. Both sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, states: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". If enacted, the Council would be in breach of that policy.</p> <p>Conclusion The proposals I have highlighted can only be viewed as negative. If adopted, they will increase the local population - and the density of that population - without providing any supporting infrastructure. The new residents from the planned apartment blocks and traveller sites will need additional public services such as schools, medical services and shops. Older residents will give way to young families who require greater social support, yet no additional resources are identified to help manage the changing demographic. Traffic congestion along already busy roads will increase, as will pollution and accident black-spots. The few remaining green spaces will disappear. Overall, the proposals signal a reduction in the quality of life for both the existing residents and the newcomer</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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3114/01/003/DM44.2/O	Mr Simon Smith	Object	DM44.2 661	<p>I want to object very strongly to the use of Conduit Lane (661) and Coombe Farm (502) being used as gypsy and traveller sites. It would be totally inappropriate for these greenfield, Green Belt sites being used for this kind of development. It would also be in contravention of other policies (SP2.7a and SP2.7b) which are there to protect the green grid.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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Object

DM44.2  
661

With reference to the above mentioned document, I am writing to strongly object to the following;  
The use of the following locations as gypsy/traveller sites:  
1. Coombe Farm off Oaks Road (reference no. 502)  
2. Coombe Lodge Nurseries off Conduit Lane (reference no. 661)  
The selection of these sites is clearly in breach of Policy E of the Planning Policy for Traveller Sites - published by Government in August 2015, which clearly states;  
"Traveller sites (temporary or permanent) in the green belt are in inappropriate development."  
Can you please confirm why the Council is considering the use of Green Belt sites over Brownfield sites?  
I live very close to the above mentioned sites and feel that this inappropriate development will destroy the local area and community. I have worked extremely hard to be able to afford to live in this area and would like the Council to re-consider their proposal.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Object

DM44.2  
661

I am writing to object to the use of the following locations as gypsy/traveller sites on Green Belt Land:  
•Coombe Lodge Nurseries off Conduit Lane reference number 661  
This site will very much change the character of the area and should be located on alternative disused industrial sites, not our precious green space.

When camped illegally near the hills, these people have shown no respect for local residents or our beautiful surroundings.  
The children sped across Addington Hills on electric scooters and cars making it very dangerous for families, dog walkers and their dogs who have made good use of this location for many years.  
The rubbish and excrement was abysmal.

The proposed locations of these sites will adversely affect the local businesses such as the Coombe Garden Café, as no doubt the parking bays will be in constant use by the travellers and not available to those people who frequently use the café but who have to drive to that location. It will make Conduit Lane and other local roads a hazard.  
The local schools are also not within walking distance of these sites and as there is very little public transport nearby this will put more pressure on the already overcrowded trams.

As someone who has lived in Shirley for 25 years and a frequent walker in our surrounding area I see these proposals changing our local environment for the worst.

Please, please, please do not proceed with these sites but find alternatives away from our precious green space.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3128/02/002/DM44.2/O	Mr Francis Kingsley Jones	Object	DM44.2 661	<p>the proposed use has serious drawbacks that are not adequately recognised in the Assessment and Selection of Sites for Gypsy and Travellers. Thus</p> <ul style="list-style-type: none"> <li>•access to essential services is difficult, involving either the use of a single busy road (or the use of Tralink, the nearest stops of which are some distance away);</li> <li>•there are no local shops;</li> <li>•while there have been greenhouses on the site, the purpose and nature of such constructions and the small amount of traffic involved mean that it is effectively a green space, so it would not in any real sense be a case of replacing existing buildings; and</li> <li>•the proximity of Coombe Lodge Gardens means that biodiversity and the public enjoyment of the gardens would be adversely affected by the constant movement of people.</li> </ul>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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3128/01/001/DM44.2/O	Mr Francis Kingsley Jones	Object	DM44.2 661	<p>Although the site may meet some of the specific site criteria, the proposed use has serious drawbacks that are not adequately recognised in the Assessment and Selection of Sites for Gypsy and Travellers. Thus</p> <ul style="list-style-type: none"> <li>•access to essential services is difficult, involving either the use of a single busy road (or the use of Tralink, the nearest stops of which are some distance away);</li> <li>•there are no local shops;</li> <li>•while there have been greenhouses on the site, the purpose and nature of such constructions and the small amount of traffic involved mean that it is effectively a green space, so it would not in any real sense be a case of replacing existing buildings; and</li> <li>•the proximity of Coombe Lodge Gardens means that biodiversity and the public enjoyment of the gardens would be adversely affected by the constant movement of people.</li> </ul> <p>the impact on Coombe Lodge Gardens would be deleterious. Even if it was possible to slow the effect, the eventual result on future generations would be an inability without the need for large-scale investment to provide the opportunities for outdoor activity and refreshment that are currently met by Coombe Lodge Gardens.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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3130/01/002/DM44.2/O	Mr Laurie King	Object	DM44.2 661	Gypsy / Traveller sites in Featherbed Lane and off Coombe Road / Conduit Lane / Oaks Lane - These areas are Green Belt so why would the Council consider these suitable for such developments when this contravenes the current legislation? Additionally, the areas currently have considerable residential and community leisure activities and facilities, so again why would the Council be wanting to destroy the environment to create these Gypsy/Traveller sites for persons of no fixed abode and who are temporary residents to the borough only. It strikes me that this is an imbalance of priorities over the current fixed residents of Croydon and a set of proposals that I object to most strongly.	No change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3132/01/003/DM44.2/O	Carole Shorey	Object	DM44.2 661	<p>I am emailing to object to a number of the proposals.</p> <p>My parents live in Forestdale so are close to Addington and Shirley and I worry for them if there are more gypsy sites located in the area.</p> <p>My son was involved in a road traffic incident with a traveller from the Layhams Farm site, the traveller caused the accident by pulling out of the road next to the site in front of my son's oncoming right of way car, he then jumped out of his car and ran from the scene and the police were too frightened to enter the site. My view of the police has been very jaded since this incident. My son could have been killed in this crash. If the police are too frightened to patrol these sites, these people are above the law, I definitely do not want to see more sites in or around my local area, I feel very strongly about this. I basically do not agree with many of the plans listed in Gavins email. I do agree we need more housing but that is mainly because too many people are being let into the country in the first place, housing them all is not the answer as other amenities will not be able to cope even if we build more houses.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3133/01/003/DM44.2/O	Carolyn Heath	Object	DM44.2 661	<p>I am writing to object to:</p> <p>1. The use of the following locations as gypsy and traveller sites:</p> <ul style="list-style-type: none"> <li>•Coombe Lodge Nurseries (site ref 661)</li> <li>•Coombe Farm off Oaks Road (site ref 502)</li> <li>•Poppy Lane (site ref 128)</li> <li>•Stroud Green Pumping Station (site ref 504)</li> <li>•Shirley Oaks Road/Beech House (site ref 541)</li> <li>•Shirley Oaks Road (site ref 542)</li> <li>•Honeysuckle Gardens (site ref 548)</li> <li>•Pear Tree Farm &amp; Pear Tree Cottage (site ref 755)</li> </ul> <p>All areas provide vital green space in already densely populated areas, and there is insufficient infrastructure to cope with the additional traffic/population. Some of these areas are in the Green Belt, others are in Metropolitan Open Land. They would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
3135/01/002/DM44.2/O	Caroline Kohn	Object	DM44.2 661	<p>I am writing concerning the draft Croydon Local Plan.</p> <p>I have objections to the sites which have been designated for travellers sites including Coombe Lodge Nurseries Policy DM44 Site number 661, and Coombe Farm, Policy DM43, Site 502.</p> <p>While accepting the need for appropriate sites for travellers and gypsies, I question the ability of the Council with current levels of resourcing to manage an increased number of sites effectively.</p> <p>In addition, this will be a new, permanent development on green belt land, which is against government policy.</p> <p>Access to and from the site on a dangerous section of Coombe Road will impact on traffic flow and road safety</p> <p>There is no access to local amenities at these sites, including shops, schools and doctors surgeries, something recommended for travellers sites.</p> <p>There is also a concern that there will be a negative impact on the environment of Coombe Woods, its biodiversity and the contamination of groundwater.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

3136/01/001/DM44.2/O Cassie Croghan

Object

Soundness -  
Justified

DM44.2  
661

I do not agree with the plans for  
coombe nurseries

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

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I am writing to object to the use of the following locations as travellers / gypsy sites  
Coombe farm site (ref no 502)  
Coombe lodge nurseries (ref no 661)  
Both sites are in a beautiful green belt area which the public use a lot , I believe national guide lines do not agree with the use of green belt areas for these sites  
There are covenants which bind Croydon council to use the Lloyd park area only for recreational purposes which does not include these proposed sites  
The lane from busy oaks rd to Coombe farm is very narrow with pot holes and no pavements , the lighting is poor and obviously this area is not suitable for lots of heavy traffic and caravans  
The families who would live on these sites would have children and need to use the lane to get to all needs facilities such as shops schools buses and trams etc .  
There would be much coming and going along the narrow lane on to busy oaks rd and Coombe rd which are main thoroughfare to Croydon this all creates a dangerous situation  
Nearby is cedars school who use Lloyd park for rugby and other sports and this school is receiving more pupils in the future increasing the number of vehicle and people movement in the area of Lloyd park and the main roads to and from Croydon  
Large number of people use not only Lloyd park but also the nearby conduit lane these visitors need to park in conduit lane to go to Coombe woods and gardens and to the local cafe there  
School parties often visit these woods and have to use conduit lane and it would be crazy and dangerous to have gipsy travellers using this lane to get to a permanent site there  
All of us have seen the terrible mess that these travellers have created wherever they have been and the owner of Coombe farm has himself allowed rubbish accumulation on his land in Lloyd park which the public have had to complain about  
The Coombe farm and conduit lane areas are just not suitable for permanent gypsy travellers sites and the council should find more suitable areas with less problems

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3140/01/003/DM44.2/O	Lisa Dinnick	Object		DM44.2 661	I live on the Forestdale Estate and thankfully our management committee via Gavin have advised us of the Councils plans to build three gypsy/traveller sites in the Green Belt. I totally agree with Gavin that these plans will completely change the character of parts of the borough, including where I live. As resident of Croydon and employee of Croydon Council I completely understand the need for more housing and I am looking forward to the regeneration taking place in the town centre over the next few years. However one of the reasons I love Croydon and continue to defend its negative reputation is the mix of 'city' feel and countryside. If the Council continue with these plans you will effect the character of the area and you will ultimately fail in your efforts to change peoples perception of Croydon.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3145/01/009/DM44.2/O	Mr David Harwood	Object		DM44.2 661	(2) I object to the following sites for use of Traveller sites at the following locations  Coombe Farm off Oaks Road reference number 502  Coombe Lodge Nurseries off Conduit Lane reference number 661  Pear Tree Farm & Pear Tree Cottage reference number 755	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3147/01/002/DM44.2/O	Dave Cooper	Object	Soundness - Consistent with National	DM44.2 661	I would like to object to parts of the recent Croydon Local Plan with particular reference to the following proposals, as they all will lead to degradation of the natural environment:-  DM2 Infill building on existing gardens  DM44.2 Table 11.17 site 661 Loss of Green belt (it's there for a reason!) There must be more suitable site  DM44.2 Table 11.17 site 662 Loss of Green belt  DM31.4 Reclassification of areas of special interest	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3148/01/004/DM44.2/O	Dawn Lambert	Object		DM44.2 661	I'm writing to protest about the Council's plan to designate two areas of Green Belt land (reference numbers 502, 661 and 775) suitable for gypsy/traveller sites. I acknowledge that such sites are needed but NOT on Green Belt land. I believe it is unlawful to build on such land and once this is ignored one wonders how far it will be allowed to encroach by default over the years. In fact I believe that Government policy states that traveller sites (temporary or permanent) in the Green Belt are inappropriate development.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3149/03/002/DM44.2/O	Mr Frederic Demay	Object	Soundness - Consistent with National	DM44.2 661	The use of the following locations to be established as gypsy and traveller sites: <input type="checkbox"/> Coombe Lodge Nurseries off Conduit Lane, site reference 661; <input type="checkbox"/> Coombe Farm off Oaks Road, site reference 502; I believe both sites would be found an inappropriate development in the Green Belt and would be in breach of Policy SP2.7a and SP2.7b, in addition to Policy SP7.2 and the protection of the green grid or with 6.15 Strategic Objective 10 relating to the green grid	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3149/01/002/DM44.2/O	Mr Frederic Demay	Object	Soundness - Consistent with National	DM44.2 661	The use of the following locations to be established as gypsy and traveller sites: <input type="checkbox"/> Coombe Lodge Nurseries off Conduit Lane, site reference 661; <input type="checkbox"/> Coombe Farm off Oaks Road, site reference 502; I believe both sites would be found an inappropriate development in the Green Belt and would be in breach of Policy SP2.7a and SP2.7b, in addition to Policy SP7.2 and the protection of the green grid or with 6.15 Strategic Objective 10 relating to the green grid	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3150/01/001/DM44.2/O	Felicity Taylor	Object		DM44.2 661	Policy DM44.2 - I want to object to the proposal of a gypsy/traveller site on conduit lane, south Croydon. This is a totally inappropriate site. The site will disrupt the local cafe in Coombe gardens and also restrict parking for those who want to visit Coombe gardens. Whenever the travellers have illegally set up camp in this site they have left a lot of rubbish and litter behind. The site would not be looked after and being so close to the woods could easily become a no go area for local residence.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3162/01/024/DM44.2/O	Mr Joe Toner	Object		DM44.2 661	I would like to voice my objection to the following plan DM44.2	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3164/01/004/DM44.2/O	Jenny White	Object		DM44.2 661	A traveller site proposed to be situated in Conduit Lane next to Coombe Wood Gardens, this is greenbelt & is not appropriate for travellers to be sited here.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3182/01/002/DM44.2/O	Rev Simon Foster	Object	Soundness - Consistent with National	DM44.2 661	I am writing to object to: 1. The use of the following locations as gypsy and traveller sites: • Coombe Lodge Nurseries off Conduit Lane, site reference 661; • Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b, with Policy SP7.2 and the protection of the green grid or with 6.15 Strategic Objective 10 relating to the green grid;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3185/01/006/DM44.2/O	Mr Stephen Woodward	Object		DM44.2 661	We have lived in Sanderstead for over 40 years, and have thoroughly enjoyed the areas to the south of Croydon being unspoilt. In our view these ill conceived proposals will change this area beyond recognition and take away that for which it is well known and valued. Please rethink, and do not continue with the proposed policies set out below and which can be found in your Local Plan: Policy DM44.2, Table 11.17, site 661 (p179). This is a greenbelt site, and it is not appropriate to put a traveller site here. Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3186/01/002/DM44.2/O Mr Simon Taylor	Object	DM44.2 661	<p>I am writing to object to the proposed new travellers site at Coombe Farm and Conduit lane.</p> <p>The siting of a permanent traveller camp will have a serious detrimental effect on the local areas Residents and Businesses, and our ability to enjoy safely the local area and amenities.</p> <p>The Premier inn and Coombe lodge are major draws in the immediate area adjacent to conduit lane and Coombe farm. I have seen first-hand in areas in and around parts of Chelmsford where large groups travellers have completely overwhelmed local businesses including bars &amp; restaurants and leisure facilities rendering them unusable by anyone else unconnected with the traveller community.</p> <p>On a couple of occasions recently we have seen Travellers illegally set up camp in Sunken Road next to Coombe lane tram stop. This road and the near surrounding areas become a 'no go ' area with mountains of rubbish dumped in the road and in Shirley hills. We see youths riding around on motorbikes in the parks and woods without helmets apparently unchecked by the local Police force. This coincides with a rise in thefts from Gardens and Sheds in the area, as well as an increase in unsolicited and sometimes aggressive doorstep sales techniques for various building or landscaping works.</p> <p>We are absolutely positive that this area cannot support a large community of people that will not assimilate, and actively distance themselves from the wider community in this area.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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3188/01/003/DM44.2/O Sheila Childs	Object	DM44.2 661	<p>I attended the open meeting on Wed 25th in Selsdon and wish to express my concern over the 3 proposed travellers sites. Whilst I understand the council have to provide these I have to ask why are they all within a few miles of each other and all south of the borough ? Indeed the Oaks Farm and Conduit lane are only yard away. If you could address these proximity issues I would be pleased to hear why they cannot be more evenly spread and assume the plans will improve assess to them .</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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3199/01/004/DM44.2/O	Sheila Wicks	Object	DM44.2 661	It is inappropriate to put a Gypsy /Travellers Site here. Policy E of planning policy for travellers site published by government says quite clearly Travellers Site temporary or permanent in Green belt are inappropriate development. Even considering two sites right close to one another is unbelievable .It will kill the trade of the three restaurants close by to the proposed sites stone dead .The smaller restaurant is run by local people who have taken ages to build up their trade. Why not support instead of destroy local businesses? I know of another restaurant not far away who had travellers come into it demanding children's meals for many adults, manager hid and the staff were terrified and the police refused to come . I have seen a shopkeeper in Elmfield visibly upset by travellers coming in en-masse into a shop. Just recently Shortlands have had Travellers coming into shops wanting to change large money notes without buying anything and when the shopkeepers in a small row of shops asked the police for help, nothing . I remember the Sunken Road at the top of Gravel Hill when the Council had to foot the bill of a clean up when the Travellers went . I think the travellers should be housed on an open site where I have previously seen them live unofficially before - Purley Way	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3201/01/004/DM44.2/O	Sharon Smith	Object	DM44.2 661	I am writing to support my local MP Chris Phep in his objections	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3202/01/003/DM44.2/O	Mr Stephen Massey	Object	DM44.2 661	I would like to register my objection to the proposed pitches for travellers/gypsy sites (ref 502 & ref 661). These are in an area of Green Belt and Metropolitan open land. As a resident of this area on Sandpits Road I strongly object these changes would massively effect the character of our area, the waste from when they have previously camped there was strewn all over the neighbouring roads for weeks after they had moved.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3215/01/009/DM44.2/O Mr Steve White  
ASPRA

Object Soundness - DM44.2  
Justified 661

3.the use of the following locations as gypsy/traveller sites:

- Coombe Farm off Oaks Road reference number 502;
- Coombe Lodge Nurseries off Conduit Lane reference number 661; and
- Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;

As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:

“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.

The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3224/01/002/DM44.2/O	Sarah Anderson	Object		DM44.2 661	I would like to make my objection known regards the proposed travellers sites at Coombe Lodge Nurseries, Conduit Lane and Coombe Farm, Oaks Road. Detrimental to the amenities of adjoining owners. inappropriate use of green belt land. Sites that are located on the green belt, considered to be inappropriate development for Traveller sites (temporary or permanent) and against Government Policy (planning policy for Traveller sites DCLG, Aug 2015). Lack of relevant Amenities close at hand. Insufficient local infrastructure to accommodate the plans. Selection of proposed sites should have a bias towards Brownfield or Industrial Land and not Green Belt. The two proposed sites are in very close proximity to one another. Imbalance across the borough with all sites being proposed in South Croydon. Could the existing permanent Gypsy Site in Lathams Way be expanded? If one has to select one of the proposed sites, the preference is for Pear Tree Farm & Pear Tree Farm Cottage, Featherbed Lane.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3225/01/006/DM44.2/O	Sandra Dudman	Object	Soundness - Consistent with National	DM44.2 661	6) Gypsy/traveller site Policy DM44.2 Table 11.17 site 661 p179 green belt site. The Governments Policy E of Planning Policy for Traveller sites published in August States that Green Belt sites are inappropriate for this type of permanent or temporary development, and I wholly agree with this.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3228/01/003/DM44.2/O	Mr Paul Ashton	Object		DM44.2 661	I would like to register my strong objection to the Council's proposals for the consideration of Coombe Farm and Coombe Lodge Nurseries as gypsy/traveller sites (Croydon Local Plan: Strategic Policies Partial Review and Croydon Local Plan: Detailed Policies & Proposals). The sites are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. The Government's policy is I believe that traveller sites should not be located in the Green Belt, but that hardly needs stating, surely? I cannot imagine why such sites would be considered at all, or in preference to other, clearly more suitable and higher-scoring sites cited in Assessment and selection of sites for Gypsy and Travellers August 2015 – there appears to be no logic to this approach.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3230/01/002/DM44.2/O	Patricia Jakeman	Object	DM44.2 661	I object to the proposal to create three gypsy/traveller sites reference numbers 502/661/755. All sites are in the Green Belt which makes them an inappropriate development. In addition they are some distance from schools,public services etc.	No change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3233/01/004/DM44.2/O	Mr Peter Douty	Object	DM44.2 661	I wish you to record my objections to this Plan as set out below:  3. Policy DM44.2 , Table 11-17,Site 661. Government Policy for 'Traveller Sites' states that these are an inappropriate development in the 'Green Belt'.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3235/01/003/DM44.2/O	Mr Peter Kenny	Object	DM44.2 661	I am writing to object to the use of the following locations as gypsy/traveller sites: Coombe Farm off Oaks Road reference number 502 Coombe Lodge Nurseries off Conduit Lane reference number 661	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3237/01/003/DM44.2/O	Mr Peter Howard	Object	DM44.2 661	I as a resident in Shirley,strongly object to gipsy/traveller encampments being built in Shirley area, and your proposal to put houses on Green belt land, and wholeheartedly agree with the Views of Gavin Barwell,MP. This land was left to ensure the residents in London had "Lungs" from the Pollution of the City and it,s environs. Next you will be wanting to put industrial units in the Green Belt!!	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3260/01/005/DM44.2/O	Wayne Starr	Object	DM44.2 661	re Traveller Site at Conduit Lane near Coombe Wood Gardens. Seems to be in direct contravention of stated government policy that says development of Green Belt land for traveller sites is inappropriate development. This seems a perfectly reasonable stance to preserve to amenity of an area that should not be ignored by the local council.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3261/01/002/DM44.2/O	Paras Kothari	Object	DM44.2 661	Detrimental to the Amenities of Adjoining owners, inappropriate use of Green Belt Land against government policy ("planning policy for Traveller Sites" DCLG Aug 2015), lack of relevant Amenities close at hand and insufficient local infrastructure to accommodate the plans.	Alternative suggested sites: Pear tree farm & Pear tear cottage, Addington	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3264/01/002/DM44.2/O	Mr Brian Watkins	Object	DM44.2 661	I am writing to object to the use of the following locations as gypsy and traveller site as it would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

The location in Green Belt should preclude all development per se apart from GDO rights to the few existing dwellings at Coombe Farm. The Conduit Lane site has been rejected in the past as unsuitable. Such erosion of the Green Belt runs wholly against the interests of the local community. It would set a precedent that can be used to further erode local and national planning policy. The impact would be more pronounced on both sites as the subject Group need mixed use sites. This is because they often run businesses from where they live. This issue is not addressed by the Consultation. Such a mixed use requirement is wholly inappropriate on both sites. Both sites are not deliverable now. Each would require the construction of a new access road as a minimum particularly to Coombe Farm. The construction of a two lane highway here with footpaths either side is bound to change the semi rural nature of this location as the existing access here is a narrow lane. A new access at Conduit Lane might be shorter but would put further pressure onto an already dangerous staggered junction with Oaks Road. This is again contrary to current policy. The Coombe Farm site is bound to require the application of more scarce resources into the maintenance of Lloyd Park if a large number of new residents are located onto its edge. This is a facility that serves the whole Borough, not just the surrounding area. Any impact here due to the development will affect adversely many in the Borough. Coombe Farm is not immediately available and as such again puts it outside Government policy. The proposal highlights the proximity to public transport at both sites. This is a consideration of low importance here as the subject socio economic group concerned are known to be infrequent users of public transport. It ignores however the clear lack of local facilities nearby. The lack of local facilities goes against the stated preference of the particular Group concerned to be within a short walk of everyday amenities. These circumstances will promote the use of personal vehicles which is against environmental policy. The proposal mentions only the number of pitches at each site. No account is taken of the number of people who might use each site due to the tight knit nature of the subject community. The number of residents may therefore result in overcrowding which will be difficult to control. This is detrimental to public health and so in breach of environmental

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

considerations.

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3266/01/002/DM44.2/O	Mr Mark Ashley	Object	Soundness - Justified	DM44.2 661	<p>I am writing to object to the proposed plans for two locations in Shirley to be used as traveller sites as detailed below:</p> <p>Coombe Lodge Nurseries off Conduit Lane, which is identified as suitable for 15-25 pitches (pages 468-469, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 661).</p> <p>Your proposal is in clear breach of Policy E. of planning policy "Traveller sites (temporary or permanent) in the green belt are inappropriate development".</p> <p>Croydon does not need it's very own Dale Farm.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
3269/01/003/DM44.2/C	Mr Matthew Searles			DM44.2 661	<p>I am writing to object to:</p> <p>1.The use of the following locations as gypsy and traveller sites:</p> <p>Coombe Lodge Nurseries off Conduit Lane, site reference 661;</p> <p>Coombe Farm off Oaks Road, site reference 502;</p> <p>as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
3271/01/002/DM44.2/O	Mr Matthew Miller	Object		DM44.2 661	<p>I wish to oppose plans to erect a Travellers site on the site of Coombe Lodge Flower Nurseries on Conduit Lane, South Croydon for 3 reasons. Firstly, it will have a detrimental effect on trade to businesses nearby such as Coombe Lodge, the Coach House &amp; Chateau Napoleon. Secondly, it will have a detrimental effect on an attractive part of the borough which has a mixture of nice properties and beautiful woodlands. Thirdly, New Addington would be a far better site.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

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3273/01/004/DM44.2/C Mary Sales

DM44.2

661

Please do not destroy your area of responsibility  
DM2 will lead to more flooding - it's already happened in Purley through too much development.

DM40.4 the Government want us to be fitting and this is the only public swimming pool in the area

DM44.2 Coombe Wood Gardens .. a beautiful area for your voters both north and south of the borough the green belt is precious to everyone

DM28 If you don't want to destroy local businesses you must allow people to park their cars. More homes will just mean more cars

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3275/01/008/DM44.2/O Suzanne Connor

Object

DM44.2

661

With reference to the Local Plan which has been proposed, please note my objection to the following policies:

- >
- > Garden Grabbing
- > Policy DM2
- >
- > Purley Skyscraper authorisation
- > Policy DM40.1
- >
- > Purley Pool
- > Policy 40.4, Table 11.3, Site 30
- >
- > Purley Parking
- > Policy 40.4, Table 11.3,
- >
- > Sanderstead "Lidl" Site
- > Policy DM41.3, Table 11.14, site 306
- >
- > Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens
- > Policy DM44.2, Table 11.17, site 661
- >
- > Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation
- > The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662
- >
- > Lack of Parking in new developments
- > Policy DM28
- >
- > More Protection; Less "Intensification"
- > Policy DM31.4

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I am a Croydon resident and am writing to object to the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661, policy number DM44; and Coombe Farm off Oaks Road, site reference number 502, policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites e.g. the site off the Purley Way or by smaller developments on the Croydon Airport site which is currently wasteland. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards. The current road traffic on Coombe Road is heavy and this will only serve to add to the congestion.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3277/01/004/DM44.2/O	Mr Terrence McCarthy	Object	DM44.2 661	I am a Croydon resident and am writing to object to the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661, policy number DM44; and Coombe Farm off Oaks Road, site reference number 502, policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites e.g. the site off the Purley Way or by smaller developments on the Croydon Airport site which is currently wasteland. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards. The current road traffic on Coombe Road is heavy and this will only serve to add to the congestion.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3279/01/009/DM44.2/O	Terry Lewin	Object	DM44.2 661	I object to the use of the site as a traveller site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3282/01/003/DM44.2/O	Mr William Harland	Object	DM44.2 661	I am writing to object to: 1.The use of the following locations as gypsy and traveller sites: •Coombe Lodge Nurseries off Conduit Lane, site reference 661;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3289/01/003/DM44.2/O	Mr Matthew Dickson	Object	Soundness - Justified	DM44.2 661	<p>It is absolutely crazy to allow or encourage development on green belt land and/or green spaces in such a built-up area as Croydon; people need green spaces for numerous leisure and recreation activities. From a general health point of view people need to be able to play sport or go for a walk.</p> <p>After the Paris summit isn't it obvious that action is needed to arrest the damaging consequences of climate change. Green spaces absorb carbon dioxide, they are the green lungs of towns and cities. Allowing woods and tress to be destroyed is environmental vandalism and flies in the face of climate change science.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3291/01/002/DM44.2/O	Suzanne Kearnon	Object		DM44.2 661	<p>I strongly object to the Council's proposals for gypsy/traveller sites at Coombe Farm (Ref 502) and Coombe Lodge Nurseries (Ref 661).</p> <p>Both these sites are in the Green Belt and the proposals are contrary to Government policy (Policy E of Planning Policy for Traveller sites) which states "Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development".</p> <p>The sites are also unsuitable as they are not near any public services and would completely change the character of the area in an extremely detrimental way.</p> <p>If more space must be provided, why not expand the existing site off the Purley Way?</p>	No change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3292/01/003/DM44.2/O	Mr Matthew Blanshard	Object	Soundness - Justified	DM44.2 661	<p>I am writing to strongly object to proposals to changes in Shirley regarding changing the classification of green areas from MOL so it can be built on along with proposals to create traveler sites near Coombe gardens or the farm.</p> <p>Shirley has always been a beautiful place with lots of green land, please don't ruin it.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3294/01/002/DM44.2/O	Mr Barry O'Neal	Object	DM44.2 661	I object in the strongest possible way to the plans outlined for this development in my local area, Shirley and Addiscombe. In particular, I understand the Council has identified two locations on the edge of Shirley for gypsy/traveller sites. I object to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs to quadruple the number of gypsy/traveller sites in the borough, I think they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3312/01/006/DM44.2/O	Mr Richard Brandwood	Object	DM44.2 661	Policy DM44.2, Table 11.17, site 661 (p179). - This is Green belt land - KEEP OFF. Follow Government policy - NO Traveller sites in the Green Belt.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3314/01/002/DM44.2/O	Mrs Dawn White	Object	DM44.2 661	In my years of dog walking at Lloyd Park, there has been a number of occasions where travellers have set up site for weeks at a time. They seem to have no respect for the park and leave rubbish and mess all around. Plus they do not clean up after their animals which is a hazard for my young children who often use the park. Another concern of mine is the impact which travellers will have on the ratings of local schools and also the decrease in house prices. It is exciting times for Croydon with the new building developments, including Westfield - much needed for the reputation of Croydon after the riots and fires of 4 years ago. I strongly urge you not to approve the proposals for the traveller sites at Coombe Farm and Coombe Lodge Nurseries. It will result in good families and people who care about the community moving away from Croydon.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3316/01/006/DM44.2/O	Mr David Dudman	Object	Soundness - Consistent with National	DM44.2 661	6) Gypsy/traveller site Policy DM44.2 Table 11.17 site 661 p179 green belt site. The Governments Policy E of Planning Policy for Traveller sites published in August States that Green Belt sites are inappropriate for this type of permanent or temporary development, and I wholly agree with this.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3319/01/006/DM44.2/O	Mr Ron Thomas	Object	Soundness - Justified	DM44.2 661	I object to the following ridiculous proposals...  Policy DM44.2, Table 11.17 Site 661 (p179) What a hair brained idea! Can you imagine the harm this would do to the countryside and the tram system.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Object Soundness - DM44.2  
Justified 661

Finally, the Council has identified two locations on the edge of Shirley for gypsy/traveller sites:  
•Coombe Farm off Oaks Road, which is identified as suitable for 15-20 pitches (pages 449-450, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 502); and  
•Coombe Lodge Nurseries off Conduit Lane, which is identified as suitable for 15-25 pitches (pages 468-469, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 661).  
I vigorously object to the use of either of these locations as gypsy/traveller sites. As you have to be aware, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:

“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.

The Council’s approach is blatantly in breach of that policy. Both sites are a considerable distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question – there must be more suitable sites which are closer to local amenities (there is nothing in the way of shops or even a bus-stop at these sites, necessitating extra vehicular traffic on an already busy road at best or pedestrians attempting to cross at a very dangerous point with blind bends and junctions at worst). There have to be sites which are not in Green Belt land, perhaps even sites which already exist and could be expanded (such as the one on Purley Way).

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3337/01/008/DM44.2/O	Mr Roger Willaimes	Object	Soundness - Justified DM44.2 661	<p>Happy for the Council to replace under-used garages with much-needed homes, but will be objecting to building on precious open space.</p> <p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3338/01/002/DM44.2/O	Ms Maura Keane	Object	DM44.2 661	<p>I appreciate that we all need somewhere to live. However, I have had severe problems with gypsies in the past (criminal damage with police involved and, separately quite a lot of fly tipping. As the 3 areas are generally quite attractive, I am loathe to have them destroying the ambiance: they certainly have a reputation for doing so (and of not paying Council tax, so I have been told recently).</p> <p>Conduit Lane, near the award winning Coombe Woods would be too busy for others to park and enjoy the amenity, albeit the site is away from Coombe Road. The school would also create traffic in the Lane and on the very busy Coombe Road at specific times but, maybe, this would be a pleasant site for the children.</p> <p>Similarly, the site in Oaks Road would be spoilt.</p> <p>Coming to Featherbed Lane: sadly, the place is already an eyesore. If planning permission carries with it a responsibility to improve the look of the place from Featherbed Lane, great. However, I doubt it can. What is needed here is a tidy up, not an increase in the mess.</p> <p>I suspect the Council has a duty to provide a site. If so, Featherbed Lane of the three, as it is already a mess.</p>	No change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.	

This is a greenbelt site, and I am strongly opposed to this proposal as it is not appropriate to put a traveller site here. Many local residents, myself included, frequently visit Coombe Wood and Gardens, as well as the very popular Coach House Café. Having a Traveller site within striking distance of these beautiful green spaces will undoubtedly stop people visiting. Additionally, and based on my previous experience with Travellers, they fly tip and pollute sites they use. I doubt that this will be any different if the site is permanently allocated to them. Another reason for my objection is that I frequently walk with my dog along the famous Vanguard Way, which passes through Conduit Lane. I would not feel safe to do this were the Travellers allocated the site, and I imagine that it would put many other walkers and horse-riders off using this path. I also wonder if this historic route will be passable given proposed changes. Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I am writing to register my objections for the following proposed sites for Gypsy and Travellers Sites:  
Coombe Farm, Oaks Road - Reference 502  
Coombe Lodge Nurseries off Conduit Lane - Reference 661

The Policies laid out on the Mayor of London - London Assembly website, and Policy 7.17 clearly states that the Mayor's office truly supports the protection of Metropolitan Open Land, and indeed states that "The strongest protection should be given to London's MOL and inappropriate development refused. The Policy lays out what needs to be established to designate an area as MOL, but does not make it clear how a Council can re-designate an area. I therefore object to any permanent Traveller site being constructed on MOL and especially if the area is simply going to be re-designated without any consultation with the local residents and businesses.

I object strongly that Croydon Council can re-designate Metropolitan Open Land or Green Belt land to suit their needs to accommodate a permanent pitch. I cannot see any Planning justification to change the designation, nor for the intrusion into the lives of the residents of Oaks Road and surrounding area. This will massively affect the urban attractiveness of the area and have both emotional and financial repercussions on many lives. Policy 7.18 relating to Protection of Open Spaces clearly states that open spaces in London must be protected, and any loss must be resisted. I cannot believe the Council would want to go against both of these policies laid down by The London Assembly.

I am a member of Shirley Park Golf Club, which not only provides sport and social activities to over 700 members in the local vicinity, but also provides an important ecological role in the area. The proposed site of Coombe Farm as a site for Gypsies and Travellers has come as a shock to everyone in the area, as borne out by the recent press coverage and attendance at the Consultation Meetings.

The history of unauthorised "pitches" in this area over the past few years has left a bitter resentment,

especially in view of the residual mess and threatening behaviour that has always accompanied their trespass. On each occasion that Gypsies/Travellers have been in the area, the club members here have been threatened with physical and verbal abuse. This behaviour is totally unacceptable and despite the subsequent eviction of the Travellers on each occasion, the residual psychological effect on tax payers and constituents' lives cannot be trivialised.

I personally have experienced dreadful behaviour from the travellers. They have damaged the greens, used the golf bunkers as toilets, damaged course furniture & stolen equipment.

We also have a large Junior Section and children play the course during holidays as well as weekends. They are often unaccompanied and the parents need to know they are in a safe environment. This would certainly not be the case in the parents' minds if there was any chance of aggressive behaviour, as previously experienced, towards these children. I am certain that you would not wish to be responsible for putting children in any sort of potentially dangerous situation.

Surely these detailed real issues must be taken into account when determining any permanent site. I understand that the proposed sites are not within the required distance to both schooling and medical needs, therefore I also object on that basis. The land is in private ownership at Coombe Farm, and any funds spent on "compulsory or otherwise" purchase could surely be spent more wisely on behalf of the population of Croydon. No doubt Central Grants will be available, but Council owned land in an area that will not radically impact on established residents' lives would be a sensible and prudent choice.

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3347/01/011/DM44.2/O Mr Richard Veldeman

Object

DM44.2  
661

Finally, and by no means least, I am extremely concerned by the possible establishment of Gypsy/Traveller sites in general and specifically on Conduit Lane. Policy DM44.2, Table 11.17, site 661 (p179). The council plans to create a Gypsy/Traveller site here. This is a greenbelt site, and it is not appropriate to put a traveller site here. Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Apart from the loss of yet more green belt I believe this would be folly of the highest order at so many levels it simply does not bear thinking about. This proposal should absolutely not be allowed to go forward.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I am writing to object to the use of the following locations as gypsy and traveller sites:  
 Coombe Lodge Nurseries off Conduit Lane, site reference 661;  
 Coombe Farm off Oaks Road, site reference 502;  
 as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;

I additionally comment that:

- The proposals are detrimental to the Amenities of Adjoining Owners
- Development is on Green Belt and would therefore require a change of land use
- The proposed Sites should be on Brownfield or Industrial Land not Green Belt
- There is an imbalance, with all sites being proposed in the South of Croydon
- Existing sites could/ should be expanded
- If a new site is to be developed for the travelling community, I would express a preference is for Pear Tree Farm & Pear Tree Farm Cottage, Featherbed Lane. This already virtually developed to the point where there would be no further detriment if the site were to be developed. However, there is no proposal as to where the existing activity would be relocated to.
- The Pear Tree Cottage/ Farm site, provides ample space for all or most to the 39 additional pitches. Any remaining pitches could be located at other, brownfield, sites within the borough.
- If the nurseries site is to be redeveloped, it would be far better for this to be used for the relocation of a school, thus freeing up land elsewhere in the borough for housing.
- The travelling community are by definition mobile whereas the proposed development(s) are permanent and in built form. This is contradictory and may suggest that the council is considering further redevelopment at some future point. If so, the council should either be open about this or unequivocally deny it.

Other Sites that the Council should reconsider instead of both Coombe Lodge Nurseries and Coombe Farm are the following:

- 518 - Land adjacent to 103 Goodenough Way, The Admirals Walk, Old Coulsdon
- 536 - Land of former Croydon Airport runway, south of Imperial Way, Waddon
- 552 - Land adjacent to Ashburton playing fields at rear of 2-88

I am writing to object to the use of the following locations as gypsy and traveller sites:  
 Coombe Lodge Nurseries off Conduit Lane, site reference 661;  
 Coombe Farm off Oaks Road, site reference 502;  
 as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;

No change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Coleridge Road, Addiscombe  
 553 - By Pavilion Playing Fields,  
Purley Way, Waddon  
 632 - Land south of  
Threehalfpenny Woods, Kent Gate  
Way, Bridle Way, Addington  
 767 - Cane Hill-south part,  
Hollymeoak Road / Portnalls Road,  
Coulsdon

3351/01/005/DM44.2/O	Mr & Mrs Haslam	Object		DM44.2 661	<p>I object The use as gypsy/traveller sites of Coombe Farm (502) and Conduit Lane (661)  These are in the Green Belt and Government Policy (Policy E of "Planning Policy for Traveller Sites") classifies traveller sites in the Green Belt as "inappropriate development".</p>		Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
3353/01/002/DM44.2/O	Rosamund Edwards	Object		DM44.2 661	<p>This is inappropriate for the area under Government guidelines. Definitely no gypsy sites on greenbelt land.</p>		Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
3354/01/010/DM44.2/O	Dr Bob Wenn	Object		DM44.2 661	<p>I object to the use of any land in the Green Belt as gypsy/traveler sites</p>		Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
3356/01/008/DM44.2/O	Mr Rishi Gohill	Object	Soundness - Justified	DM44.2 661	<p>Happy for the Council to replace under-used garages with much-needed homes, but will be objecting to building on precious open space.</p> <p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	<p>If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

3358/01/008/DM44.2/O	Joy Harris	Object	Soundness - Justified	DM44.2 661	<p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3359/01/002/DM44.2/O	Mr Dan Camalich	Object	Soundness - Justified	DM44.2 661	<p>I am writing in order to object to the use of Green Land, especially in and around Croydon, for use as any kind of residential use, or any other kind of development for that matter. Such new developments, for Travellers or any kind of development, would be better made on non-green land, or in any suitable properties which are currently unused. Green land should be cherished and preserved because it takes a long time to become like that and there is less and less of it these days. The only real exception to that rule might be playgrounds for kids; but, even then, sensitivity to wild life, habitats and a location's general "greenness" should always be employed.</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3362/01/001/DM44.2/O	Karen Muldoon	Object		DM44.2 661	<p>I am very concerned about the plans to introduce traveller sites near Oaks road. Roads are already narrow and congested in this area. At peak times there are always queues in Oaks Rd and Coombe lane so I don't believe adding the large entourage of vehicles used by travellers will be particularly helpful. We experience the mess left behind by travellers every year and this continually concerns me.</p> <p>I am not sure what happens at Coombe Farm but there is already a rubbish site building there on the edge close to Lloyds park - I know there have been campaigns for some time about this and it has not been closely monitored. I imagine this would also be the case if it became a traveller site. It seems to make far more sense that traveller sites be in open, easily accessible areas - not tucked away sites like Coombe farm.</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3364/02/001/DM44.2/O	Mr Amit Patel	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3366/01/001/DM44.2/O	Ann Eady	Object	DM44.2 661	Please note our objection to this area becoming a travellers site as we have had experience of gypsies in the area causing severe rubbish problems due to not recycling and not caring for the environment as well as increasing the crime rates in the due to Police proven burglaries. Their Children were entered into local schools which current locals could not get in to and then they also became very disruptive in the classroom. We have been Croydon residents all our lives and have always paid our council tax to achieve a better place to live.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3372/01/003/DM44.2/O	Alison Larmand	Object	DM44.2 661	Please be advised that I would like to enter an objection to Croydon Council's plans to de designate several land spaces in order to enable the positioning of three gypsy/traveler sites in the green belt and also the development of homes on some of the green spaces. The proposed locations for traveller sites brings great concern as to what impact this will have on the area as the locations are not really close to any public services. I believe there is also some question about whether the areas being proposed for the traveller sites can be used for this purpose due to a Government policy that states traveller sites (temporary or permanent) in the Green Belt are inappropriate development. As a resident of Shirley for the past 7 years I would be extremely disappointed to see any of these proposed developments come to fruition. Whilst I welcome the development of new homes I think Croydon Council should look for alternative locations instead of green land. I do hope to hear from your office in due course as to what the future may hold for our lovely green spaces that provide fresh air and outdoor enjoyment for our family and many others'.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3373/01/001/DM44.2/O	Mrs Kim Vella Croydon Council	Object	DM44.2 661	<p>I have very strong objections to the two sites below being used as (1) permanent gypsy/traveller sites and (2) Loss of greenbelt areas. (listed below)</p> <p>Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens Policy DM44.2, Table 11.17, site 661 (p179). The council plans to create a Gypsy/Traveller site. This is a greenbelt site, and it is not appropriate to put a traveller site here. Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
3376/01/001/DM44.2/O	Mr Thomas Riding	Object	DM44.2 661	<p>I highly dislike the idea of a gypsy traveller site being proposed anywhere near my property, after spending millions of pounds renovating Croydon and applying for city status it would be an awful idea to entertain such an idea.</p> <p>How can you freely give up space that would gain no revenue and be wrecked within a few months, how about you build shelters for the homeless or use the money and space for greater purposes?</p> <p>It makes me want to move away from Croydon, it's homeowners like us that work hard and have mortgages that have put the money into the council to be able to do such a thing.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

3378/01/009/DM44.2/O Veronica Fox

Object Soundness - DM44.2  
Consistent 661  
with National

Third, the Council has identified two locations on the edge of Shirley for gypsy/traveller sites:  
•Coombe Farm off Oaks Road, which is identified as suitable for 15-20 pitches (pages 449-450, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 502); and  
•Coombe Lodge Nurseries off Conduit Lane, which is identified as suitable for 15-25 pitches (pages 468-469, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 661).  
I will be objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:

"Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".

The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3379/01/003/DM44.2/O Mr Tim Cattell

Object DM44.2  
661

The purpose of Green Belt legislation has always been to preserve areas of amenity land for the benefit of local people, and other potential users, against any form of building development. I therefore consider it totally unacceptable, indeed absolutely incredible, that the Council would even consider designating areas of the Green Belt for potential gypsy/traveller sites, as the Plan proposes for Coombe Farm, Coombe Lodge Nurseries and 2 sites on Featherbed Lane. The Coombe Lodge Nurseries site is especially inappropriate as it is very adjacent to Coombe Gardens, an important local amenity, and to the land along Conduit Land that has strong conservation value.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3390/01/003/DM44.2/O	Mr Adrian Cowie	Object	DM44.2 661	<p>I object very strongly to the council proposals to create Traveller sites on Green Belt Land. I believe the Green Belt is a resource which should be protected at all cost. Our countryside is a precious resource which provides recreation for walkers, cyclists, horse riders and separates urban sprawl. It should be held in trust for the enjoyment of future generations. Once it is gone, it is gone forever!</p> <p>Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development"</p> <p>The Council's approach is clearly in breach of that policy. The site is also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is). This area is one, which I regularly walk &amp; cycle a. Any development, such as the one above, would completely ruin the surrounding countryside. The proposals go against the government policies on Green Belt. Before any development of Green Belt, Brownfield sites should be used.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
3396/01/016/DM44.2/O	Ms A Pavon-Lopez	Object	DM44.2 661	<p>Coombe Lodge Nurseries off Conduit Lane, which is identified as suitable for 15-25 pitches (pages 468-469, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 661).</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

3397/01/004/DM44.2/O	Ms A Cheetham	Object	DM44.2 661	<p>Other sites the council should reconsider instead of both Coombe Lodge Nurseries and Coombe Farm are:</p> <p>Heath Clark playing fields, Stafford Rd, Waddon</p> <p>Timebridge Community Centre, Field Way, New Addington</p> <p>Land adjacent to 103 Goodenough Way, Old Coulsdon</p> <p>Wandle Road, car park, Wandle Rd, Croydon</p> <p>Land of former Croydon Airport runway, south of Imperial Way, Waddon</p> <p>Land adjacent to Ashburton playing fields at rear of 2-88 Coleridge Rad, Addiscombe</p> <p>By Pavilion Playing Fields, Purley Way</p> <p>Land south Of Threehalfpenny Woods, Kent Gate Way, Bridle Way</p> <p>Land west of Timebridge Community Centre, Lodge Lande, Elmside, Addington</p> <p>Cane Hill-south part, Hollymeoak Road, Portnalls Rd, Coulsdon</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
3397/01/003/DM44.2/O	Ms A Cheetham	Object	DM44.2 661	<p>I would like to object to the proposed plans to set up gypsy and traveller sites for the following reasons:</p> <ul style="list-style-type: none"> <li>* It is an inappropriate use of Green Belt Land - this classification of land has been created to protect green areas, not to develop on them.</li> <li>* Should have proposed Brownfield or Industrial Land NOT green belt</li> <li>* Might set a dangerous precedent for more Green Belt land to be developed on</li> <li>* It will be potentially detrimental to the amenities of adjoining owners - for example, the business of The Coach House Café.</li> <li>* Sites that are located on the Green Belt, considered to be inappropriate development for Traveller sites and against Government Policy ("Planning policy for Traveller Sites", DCLG, August 2015)</li> <li>* Lack of relevant Amenities close at hand</li> <li>* Insufficient Local Infrastructure to accommodate the plans</li> <li>* Why are 2 proposed sites so close to each other?</li> <li>* Why are sites all based in South Croydon - not balanced proposal</li> <li>* Wouldn't it make more sense to expand existing permanent sites in Lathams Way off Beddington Farm Road</li> </ul>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

3400/01/001/DM44.2/O	Mr Barnaby Powell	Object	DM44.2 661	<p>I am writing to object to the use of Coombe Lodge Nurseries off Conduit Lane, site reference 661 as a gypsy and traveller site.</p> <p>These sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b, with Policy SP7.2 and the protection of the green grid or with 6.15 Strategic Objective 10 relating to the green grid;</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3402/01/002/DM44.2/O	Rev B Warren	Object	DM44.2 661	<p>Both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b, with Policy SP7.2 and the protection of the green grid or with 6.15 Strategic Objective 10 relating to the green grid.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3405/01/003/DM44.2/O	Mr Amer Hameed	Object	DM44.2 661	<p>SP2.7 makes no mention of impact on the surroundings of the site and nearby residents. Accordingly, an additional criterion should be added 'f. Must be entirely acceptable in relation to its impact on nearby public spaces and residents and businesses in the area.' If this were included the proposals Ref 502, Coombe Farm, and Ref 661, Coombe Lodge Nurseries, would immediately be seen to be inappropriate. Coombe Lodge Nursery is by the lovely gardens of Coombe Wood with its popular tea room and wooded area. Coombe Farm is green belt land in Lloyd Park, left to the people of Croydon by the Lloyd family and where families enjoy the open space, kids play in the play area, joggers, dog walkers and of other walkers exercise, spots are played, families snack in the cafe and everyone feels reasonably safe".</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

661

- 1 The area has already suffered from illegal camps on several occasions
- 2 The illegal camps have deposited substantial rubbish , including human waste, on each occasion
- 3 The camps have been noisy and disruptive and thefts have occurred from my garden shed whilst the travellers were in occupation
- 4 This area is Metropolitan Open Land and/or Green Belt and as such is protected from the proposed development. Such proposals are against planning policy at both local and national level
- 5 Coombe Farm is a listed building and the proposed development would be entirely detrimental to its setting even if not actually within its curtilage
- 6 Coombe Farm is within the panoramic view of Addington Hills which is subject to local planning policies
- 7 All land in the are subject to covenants over the freehold titles set by the Garwood family which prohibit the proposed development
- 8 There is little or no public transport provision, no shopping or schools within any reasonable distance of the sites. These are major requirement for any traveller settlement proposal in government guidance and policy
- 9 Why are no brownfield sites proposed which would be far more suitable, comply with planning policies and offer the amenities which are required to support the community of travellers
- 10 What are the findings of an Equality Impact Assessment - which must have been carried out - comparing the alleged benefits to the travelling community and the residents of the area. Have similar assessments been carried out and published on suitable brownfield sites.
- 11 Why has Heathfield Ward been selected as the location for two proposed sites when it is on the fringes of Croydon with little amenity provision suitable to support the traveller sites
- 12 The Local Plan sets no description of the council's statutory duties towards travellers. Do these proposals exceed the statutory responsibility and, if so, what are the council's reasons since none has been provided in the plan or in any consultations. Given the funding cuts leading to threatened reductions in services to residents and tax payers has the council carried out any consultations or sought the views of residents as to the priority to be given to the provision of travellers' sites?
- 13 The council admits that the sites will not deter other illegal

encampments. What measures have been considered to protect vulnerable sites in the area from incursion by travellers if/when the site are full

14 The area has a population of protected wildlife including deer, badgers, owls as well as an abundance of other wildlife. No measures are proposed to minimise the effect of the proposed developments nor any mitigation measures

15 Traffic in the area is already substantial. The junctions at both ends of Oaks Road are congested at peak times and are dangerous for pedestrians at all times. The proposed sites will increase the existing problems

16 Little or no consideration has been given in the plan to the protection of local amenity and the local environment quite apart from the other deviations from or contravention of local and national planning policy

17 It is clear from the plan that the council has ignored many alternative and more suitable sites which do comply with local and national planning policies and do not infringe on Green Belt Land. The proposals are illogical, counter to any tenets of sustainable development and appear to be prejudiced against a single ward - as no other options for location of the sites have been explored or have been dismissed without reason.

3414/01/008/DM44.2/O	Mr Chris McInerney	Object	Soundness - Justified	DM44.2 661	<p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3415/01/008/DM44.2/O	Ms C Soroczynski	Object		DM44.2 661	Please note my objections to planning Policy DM44.2 , Table 11.14, site 661		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3416/01/007/DM44.2/O	C Mortreuil	Object		DM44.2 661	Similarly a site for travellers with amenities which would prevent them from invading current green spaces is a good idea, but where to put it needs to be sensibly planned and the current proposal in my view is not adequate.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3417/01/004/DM44.2/O	Mr & Mrs Colin Read	Object	Soundness - Justified	DM44.2 661	Gypsy/traveller sites should not be built on existing Green Belt land. This is totally inappropriate, as Green Belt is designed to remain undeveloped.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3424/01/002/DM44.2/O	Ms Deborah Holman	Object	Soundness - Justified	DM44.2 661	<p>Coombe Lodge nurseries off conduit Lane (ref. no. 661) As a local resident I am writing to object to the use of the following locations as travellers/gypsy sites:</p> <p>Coombe Farm off Oaks Road, reference number 502 Coombe Lodge Nurseries off Conduit Lane, reference number 661</p> <p>1.This site is also Green Belt and as such, according to Government Policy is deemed inappropriate for development. 2.the council have gone to great expense to protect the site from mobile travellers and this seems to have been a great waste of tax payers money if they now allow a permanent site. 3.Several businesses which make a big contribution to the local economy and also provide much needed amenity to the public will be detrimentally affected by the site. 4.Coombe Park which is a beautiful landscaped park containing many memorials to the war dead will be completely overwhelmed by the enormous traveller development for up to 25 mobile homes right next door. The huge amount of traffic going along conduit Lane make access to the park from the parking bays much more dangerous. This will affect the young and elderly alike as they use these parking bays. 5.The size of the site will totally overwhelm the nearest settlement of residents on coombe Road, Oaks Road and Coombe Lane</p> <p>These two sites are totally unsuitable for Traveller/Gypsy sites and will be contravening National Guidelines on the use of Green Belt Land. This proposal has not been thought through in its effects on local residents and the needs of the Traveller/Gypsy community who will be abandoned on sites with no close amenities and very poor and unsafe access to their homes.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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3428/01/007/DM44.2/O	Mr Daniel Nuthall	Object		DM44.2 661	<p>Also the proposal of a Gypsy site does not sit well with me at all. Firstly both the proposed sites ref 502 &amp; ref 661 are in a green belt, a clear breach of policy. The site at Stroud Green is also liable to flooding together with the land being owned by Thames Water and who's offices are a listed building.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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3430/01/046/DM44.2/C Mr Donald Speakman

Comment

Soundness -  
Effective  
DM44.2  
661

Site 661, Coombe Lodge Nurseries, Conduit lane. Transition Town have expressed an interest in restoring this site to a proper nursery facility, utilising the existing greenhouses for the growing of food, which would be a sustainable and appropriate activity within this green belt site.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

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Object Soundness - DM44.2  
Justified 661

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

3437/01/004/DM44.2/O	Mr & Mrs McAvoy	Object	DM44.2 661	<p>We object to the use of the following locations in Green Belt areas as travellers/gypsy sites: Coombe Farm off Oaks Road (15-20 pitches); Coombe Lodge Nurseries off Conduit Lane (15-20 pitches); Pear Tree Farm on Featherbed Lane (15-20 pitches). National guidelines clearly state 'Travellers Sites (temporary or permanent) in the Green Belt are inappropriate development'. The Council's proposals, therefore, clearly breach such guidelines. Also, we question the Council's assertion that it needs to quadruple the number of travellers/gypsy sites in the Borough. Apart from this major objection, the above sites identified for such use would have: poor access via narrow roads/lanes for large vehicles; consequent impact upon local traffic congestion with movements of large vehicles; no safe paved walking routes to schools, shops, doctors, etc.; additional requirement for services and facilities for hygienic occupation; increased pressure on local schools, medical facilities, waste disposal, etc.; impact upon local facilities and amenities of current residents.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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3438/01/010/DM44.2/O	Mr D Lane	Object	DM44.2 661	<p>I object to the site being used for gypsy and traveller accommodation. As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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3440/01/001/DM44.2/O	Ms D Richardson	Object		DM44.2 661	<p>Just outlying in objections to this proposal. We have had issues with travellers camping out in Lloyd Park and other areas around Croydon. They cause destruction, leave rubbish and building materials behind. They are very difficult individuals who have no respect for where they live. They don't pay taxes and have no morals in what they do.</p> <p>I have seen travellers in Lloyds park, millers lane and coombe farm over the past 10 years or so. I've seen their rubbish, and vandalism so much so it's us the council tax payers who has to pay for the clearing up of rubbish and fixing the vandalism.</p>		Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
3445/01/008/DM44.2/O	Mr E King OBE	Object	Soundness - Justified	DM44.2 661	<p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

3448/01/003/DM44.2/O	Mr & Mrs Shaw-Smith	Object	DM44.2 661	<p>We strongly object to the disturbing proposals of Croydon Council to quadruple the area of gypsy sites in the Croydon area, in particular to sites regarding Reference numbers 502, 661 and 755. Green Belt areas are invaluable and should be protected as per previous acknowledgements (c.f. Policy E of Planning Policy for Traveller Sites, published by the Government in August).</p> <p>Also Croydon already has a bigger than average share of "problematic and challenging" social make-up than the rest of the country, and as such quadrupling gypsy sites in the borough seems a gross overreaction to pressure to 'meet targets'. Policies and planning should focus on the development of an area rather than on enforcing undesirable land uses on the existing hard working population.</p> <p>Existing traveller sites are appalling examples of living conditions, and building small blocks of flats in current sites could house a number of travellers either living there already or wishing to move to the borough.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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3448/01/100/DM44.2/C	Mr & Mrs Shaw-Smith		DM44.2 661	<p>We strongly object to the disturbing proposals of Croydon Council to quadruple the area of gypsy sites in the Croydon area, in particular to sites regarding Reference numbers 502, 661 and 755. Green Belt areas are invaluable and should be protected as per previous acknowledgements (c.f. Policy E of Planning Policy for Traveller Sites, published by the Government in August).</p> <p>Also Croydon already has a bigger than average share of "problematic and challenging" social make-up than the rest of the country, and as such quadrupling gypsy sites in the borough seems a gross overreaction to pressure to 'meet targets'. Policies and planning should focus on the development of an area rather than on enforcing undesirable land uses on the existing hard working population.</p> <p>Existing traveller sites are appalling examples of living conditions, and building small blocks of flats in current sites could house a number of travellers either living there already or wishing to move to the borough.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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3449/01/002/DM44.2/O	Mrs E Thomas	Object	DM44.2 661	I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3457/01/002/DM44.2/O	Mr E Jakeman	Object	DM44.2 661	I object to the proposal to create three gypsy/traveller sites reference numbers 502/661/755. All sites are in the Green Belt which makes them an inappropriate development. In addition they are some distance from schools, public services etc.	No change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3458/01/003/DM44.2/O	Ms E Randall	Object	DM44.2 661	I strongly object to the following proposals which will have a negative impact on either green belt land or the character of an area.  • Coombe Lodge Nurseries off Conduit Lane, which is identified as suitable for 15-25 pitches (pages 468-469, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 661).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3461/01/010/DM44.2/O	Mr F Kurum	Object	DM44.2 661	I am writing to object to: The use of Coombe Farm (ref 502) and Coombe Lodge Nurseries (ref 661) as gypsy/travellers site	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3463/01/002/DM44.2/O	Ms F Wood	Object	DM44.2 661	We do not need to turn every bit of green land into concert for housing, parking or money making schemes. I do NOT want to allow Croydon Council to offered Green belt areas near Coombe Wood Garden to Gypsy site who leave litter and mess everywhere and cost our area money to clear up. Did you not see the mess they left behind on the site in Brighton Road towards Purley? These people have lost the Gypsy code of caring for their environment. Why allow them to damage our environment simply because they stop caring.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3465/01/003/DM44.2/O	Mr & Mrs Hobbs	Object		DM44.2 661	I am writing to you to object to the use of a site off Oaks Road as a traveller site (Coombe farm). Reference number 502 and the use of Coombe Lodge Nurseries, off Conduit Lane as a further travellers site. Reference number 661	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3474/01/006/DM44.2/O	Mr Dennis King <i>Sanderstead Residents' Associatio</i>	Object	Soundness - Consistent with National	DM44.2 661	The three locations earmarked for gypsy and traveller sites are all located on green belt land.  Conduit Lane  Coombe Farm off Oaks Road and Pear Tree Farm  Featherbed Lane  Policy E, Planning Policy for Traveller Sites published by the Government and also backed by the London Plan states that they are inappropriate development. On what basis therefore do Croydon consider they are better advised than more experienced authorities. They are high cost implications for Croydon should they proceed with this policy.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3479/01/001/DM44.2/O	Wendy Becker	Object	Soundness - Justified	DM44.2 661	I am writing to add my objection to the proposal of traveller sites at Conduit Lane I moved to the area 10 years ago because we are surrounded by green belt land, which would be totally inappropriate use of such dwellings I feel very strongly that the land stay green and that we continue to protect our countryside Please add my name to any list of objections - I will stand strong in this proposal as will my surrounding neighbours	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I have heard of Croydon Councils proposals for Traveller sites within the borough. I understand that "favoured sites" are Conduit Lane, Coombe Farm and Featherbed Lane. As a resident of Croydon, I am extremely concerned that this green belt area is being considered for use as residence. Addington hills and Coombe woods are an area of outstanding beauty and home to the largest area of heathland in London. Locating Traveller's encampments sites right on the doorstep of this green belt area would undoubtedly have dire consequences for flora, fauna, the natural habitat and wildlife as a whole, leading to irreversible damage. Please could Croydon Council reconsider this issue and please consider not going ahead with this proposal. The consequences to the natural environment and the delicate socio-ecological balance that currently exists would be damaged permanently with travellers' communities housed in a wildlife locality. There are better options to house people in Croydon and right in the middle of a green belt area which the residents of Croydon hold a lot of regard and pride for is not one of them. I would strongly advocate considering urban areas of the borough which are fit for housing - such proposals must not be made or favoured without a thorough ecological and environmental impact assessment and evaluation. I am very concerned with this proposal also because Croydon Council is meant to work in partnership with the British Trust for Conservation (BTCV) and a regional office is located on the woodland premises. Scrapping this proposal is the right thing to do and the right thing for Croydon.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

The proposal to develop Coombe Lodge Nurseries, Conduit Lane as a residential development for a Gypsy and travelers site does not fall within the Strategic Objectives because:-

Objective 2: This development will not Foster an environment where existing enterprise can prosper, but will reduce enterprise

Objective 4: This development will not reduce social, economic and environmental deprivation. It will not reduce unemployment, improve skills and education and improve environmental conditions, the development is not in keeping with the surrounding area.

Objective 5: This development is not high quality and will not enhance the borough's natural environment but will reduce the natural environment by turning a farm into a travelers housing site

Objective 7: This development will reduce the area as a safe, healthy and cohesive community.

Objective 10: This development will reduce the quality and accessibility of green space and nature.

This development will compromise the ability of future generations to meet their own needs. The development will change the outlook and community within the South Croydon area and future generation will suffer because of this. This proposed development of a travelers site within the Coombe Road area is not within keeping of the current development within this area. Shirley comprises of large semi and detached houses with large green areas. This development is in no way in keeping with out housing in the area.

Changing a green area to an area of residential housing will cause harm and reduce the outlook of the area and is not in keeping with the surrounding area. Building a travelers site will increase noise levels and ruin the character of the area and this development would overwhelm this green area. Paragraph 64 of the National Planning Policy Framework states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. This development would diminish the striking view of the area of Addington Hills and Coombe Farm area.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3485/01/004/DM44.2/O	Mr Alnoor Visram	Object	DM44.2 661	<p>SP2.7 makes no mention of impacts on the surroundings of the site and nearby residents.</p> <p>Accordingly, an additional criterion should be added "f. Must be entirely acceptable in relation to its impact on nearby public spaces and residents and businesses in the area".</p> <p>If this were included the proposals ref 502, Coombe Farm, and Ref. 661, Coombe Lodge Nurseries, would immediately be seen to be inappropriate.</p> <p>Coombe Lodge Nursery is by the lovely gardens of Coombe Wood with its popular tea room and wooded area. Coombe Farm is green belt land in Lloyd Park, left to the people of Croydon by the Lloyd family and where families enjoy the open space, kids play in the play area, joggers, dog walkers and of other walkers exercise, spots are played, families snack in the café and everyone feels reasonably safe.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
3487/01/002/DM44.2/O	Mr G von Gerard	Object	DM44.2 661	<p>I wish to register my objection to the proposed locations for traveller sites, namely Coombe Farm (Ref 502) and Coombe Lodge Nurseries (Ref 661) in the Local Plan proposals. These sites are in the Green Belt and, as the Government's policy (Policy E of Planning Policy for Traveller Sites) states, 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

Objections raised to the use of the following locations as Gypsy/Traveller sites:-

Coombe Farm off Oaks Road  
Reference Number 502  
Coombe Lodge Nurseries off Conduit Lane Reference Number 661

1. How has the London Borough of Croydon involved its Community in the planning of the Coombe Farm and Coombe Gardens Traveller Sites? What opportunity was given by Croydon Council for the local residents to put forward their own ideas and participate in the development of the Sites? See - London Borough of Croydon's "Statement of Community Involvement - October 2012" (<https://www.croydon.gov.uk/sites/default/files/articles/downloads/involvement-oct12.pdf>) Reference 2.11 & 2.12 - these Guidance Rules have been ignored

2. There is no pavement access to either of the proposed sites therefore most travel to and from these sites to local amenities, (shops/doctors/schools) would be by vehicle – causing even greater traffic problems to the Coombe and Oaks Road junction.

3. Residents call for an independent (i.e non-Labour) lead enquiry into the full extent Dr Anwar Ansari (owner of Coombe Farm, a proposed traveller site) has been able to influence Croydon Council specifically & Labour Government more broadly through financial bribery?

4, Under the freedom of information act, can you please confirm how planning applications Dr Anwar Ansari or a member of his family have submitted to Croydon Council and how many have been accepted/approved ( including those with conditions).

5, the restrictive Covenants for Coombe Farm, (defined as 80 Oaks Road) which are for "the Settlers and their successors in title" states "No part of the Property shall be used for any offensive noisy, dangerous pursuit or occupation or for any purpose which shall or may grow to be in any way a nuisance damage grievance or annoyance to neighbouring properties or the neighbourhood."

Quote from the 2011 Localism Act; "Through the Localism Act, the Government has abolished the Standards Board regime. Instead, local authorities will draw up their own codes, and it will become a criminal offence for councillors to deliberately withhold or misrepresent a financial interest. "

Tens of thousands of pounds including cash equivalent goods &

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

services (e.g supply of rent-free premises for council business, travel expenses and campaign donations) have been disclosed but misrepresented as donations. These are in fact bribes in return for planning leniency (see press article.) <http://insidecroydon.com/2015/08/21/property-developer-ansari-donates-to-cooper-and-khan/>

4, Under the freedom of information act, can you please confirm how planning applications Dr Anwar Ansari or a member of his family have submitted to Croydon Council and how many have been accepted/approved ( including those with conditions).

5,the restrictive Covenants for Coombe Farm, (defined as 80 Oaks Road) which are for "the Settlers and their successors in title" states "No part of the Property shall be used for any offensive noisy, dangerous pursuit or occupation or for any purpose which shall or may grow to be in any way a nuisance damage grievance or annoyance to neighbouring properties or the neighbourhood."

3495/01/009/DM44.2/O	Mr Ian Harris	Object	DM44.2 661	<p>I would also ask: Why are the two sites in very close proximity to one another being proposed? What is the rationale for creating an imbalance across the borough with all sites being proposed in the South of Croydon? Why not expand the existing Permanent Gypsy Site in Lathams Way off Beddington Farm Road? If one has to select one of the proposed sites, the preference is for Pear Tree Farm &amp; Pear Tree Farm Cottage, Featherbed Lane</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
3496/01/007/DM44.2/O	Mr Ian Leggatt	Object	DM44.2 661	<p>This site is in Green Belt and to create a Traveller site here constitutes 'Inappropriate Development' in contravention of Policy E of the Governments Planning Policy for Traveller Sites. I object to the proposal.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

3497/01/001/DM44.2/C	Mr Ian Enlgeback		DM44.2 661	I am writing to object to the use of the following locations as gypsy/traveller sites at Coombe Lodge Nurseries off Conduit Lane (reference number 661). These locations are designated Green Belt and close to sites of Nature Conservation Interest, allocation of such land to gypsy/traveller sites is in contradiction to established government policy as laid out in Planning Policy for Traveller Sites (Policy E).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3505/01/001/DM44.2/O	Mr Terry Coleman	Object	DM44.2 661	My objections to the proposed traveller site - plan ref: 661. 1) Close proximity to Coombe Wood Gardens and also the access point to the Vanguard Way nature trail. 2) Close proximity to three prestige eating establishments: Chateau, Coach House Café and Coombe Lodge ( which is also an hotel) 3) The proposed site is not suitable for residential purpose, there is no proper access Road.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3507/01/003/DM44.2/O	Mrs Jolanta Berry	Object	DM44.2 661	It has come to my attention, that the Council is currently considering to change the designation of areas of Green Belt and Metropolitan Open Land, in particular, that of Coombe Farm off Oaks Road, and Coombe Lodge Nurseries off Conduit Lane.  I am most surprised and disappointed, that people within the Council who have been employed to represent and implement the views and wishes of local residents, are pursuing such ideas.  I am very strongly objecting to the idea, and ask you to withdraw the proposals. They will have a detrimental effect on the quality of life for the local residents, and will forever change the character of the area for the worse.  I would ask you to withdraw any plans to change the current status, and to confirm in writing, that my objection and representation has been received, and will be given a due attention. As I understand, a large majority of residents are opposing the idea and expect that you will respect their wishes and views.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3508/01/003/DM44.2/O	Jennifer Worstall	Object	DM44.2 661	I urge the Council to re-consider allowing traveller sites in the former Croydon nursery in Coombe Woods and at Coombe farm in Lloyd Park – both unsuitable sites, as they are not near amenities such as shops/schools etc which travellers may need to access. The A23 offers a better location for these traveller sites and has better road access too.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3510/01/012/DM44.2/O	Katrina Neal	Object	DM44.2 661	I most virulently object against the proposal for gypsy traveller sites on Coombe Lodge Nurseries - Ref 661 . This is because I have been a victim of travellers and their general anti social behavior/culture/damage/ threatening behaviour in the past....most recently when they illegally took over property in Wickham Road (the old La Rijoca site) in 48 hours you cannot believe the damage they did and how awful it was..I will object to anything that is EVER planned to house them near anywhere I live	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3511/01/003/DM44.2/O	Jenny Hayden	Object	DM44.2 661	Ref nos 502, and 661  I strongly object to the use of either of these sites for gypsy/traveller sites. They are both in the Green Belt and one of them borders a conservation site. Policy E of Planning Policy for Traveller sites, published by the Government in August, states unequivocally " Traveller site, temporary or permanent , in the Green Belt are inappropriate ." The Council's approach is clearly in breach of that policy. Both of these sites are some distance from public services. There is an existing site off the Purley Way, could this site not be increased ? The public services in this area are far better than by the other proposed sites	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3514/01/008/DM44.2/O	Julia Sims	Object	DM44.2 661	<p>As a local affected resident, I am registering my comments and objections to the proposals as documented in the Croydon Local Plans CLP1.1 and CLP2.</p> <p>6 Proposed Policy DM43 Creation of Gypsy/Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Farm and Pear Tree Cottage, Featherbed Lane As a local affected resident, I am registering my comments and objections to the proposals as documented in the Croydon Local Plans CLP1.1 and CLP2.</p> <p>Policy DM43, reference Site 502 Coombe Farm reference Site 661 Coombe Lodge Nurseries and reference Site 755 Pear Tree Farm and Pear Tree Cottage. I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and Coombe Farm is on a site of an Archaeological Priority Zone and contains an area of Nature Conservation Importance. Such development is in breach of Policy E of Planning Policy for Traveller Sites, which says that "Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development". All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites by 2017, and 39 by 2036 is extremely excessive and will have a significant adverse impact on the borough.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3519/01/002/DM44.2/O	Mr G Brooks	Object	DM44.2 661	Both my wife and I formally wish to object to the councils proposals for development to the green belt at Coombe Lodge Nurseries and especially for the creation of Travellers sites to them.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3523/01/007/DM44.2/O	Mr Mike Rice	Object	DM44.2 661	<p>Dear Sirs,</p> <p>With reference to the recently published 'Croydon Local Plan', as a resident of the past 25 years I give my views as follows:-</p> <p>Policy DM44.2, Table 11.17, site 661 (p179). Objection this is classed as Greenfield belt, refer to Policy E of "Planning Policy for Traveller Sites"..</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Object Soundness - DM44.2  
Justified 661

I wish to voice my concerns regarding the following:

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I totally object to any reduction of green space in the borough of Croydon in favour of development. I agree wholeheartedly with Garvin Barwell MP and wish to oppose any such plans. In particular, the idea of a travellers site at the suggested sites is preposterous.

There have been problems in this borough with 'travellers' for many years. To the extent that defences, barriers built up grass mounds, have been created to keep out such illegal encampments. Whilst what the Council are proposing is to legalise such sites, I have witnessed the conditions these areas have been left in when travellers have moved on, piles of rubbish including human waste and damaged the area! This has been a massive expense to the council over the years. Areas around Coombe Gardens and Lloyd park are much loved and used recreational areas for the people of Croydon and surrounding areas. A gypsy encampment would be a disaster!!

If there is an obligation for the council to provide facilities for travellers, any such area should be very carefully assessed and considered, taking into account all the attributes of the area and how such a camp would affect it. In this instance the suggested areas are totally inappropriate.

I object to the proposed sites of Coombe Lodge Nurseries 661, and Coombe Farm 502, being used as sites for gypsies and travellers because;

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

1. It will be detrimental to the amenities of adjoining owners.
2. It is inappropriate use of Green Belt Land. Sites that are located on the Green Belt are considered to be inappropriate for Traveller sites (temporary or permanent) and against Government Policy, "Planning policy for Traveller Sites," DCLG, August 2015.
3. There is a total lack of amenities close at hand.
4. There is insufficient Local Infrastructure to accommodate the plans.
5. The selection of Proposed Sites should have a bias towards Brownfield or Industrial Land, not Green Belt.
6. Imbalance across the borough with all Sites being Proposed in the South of Croydon.
7. Why not expand of the existing Site in Lathams Way, off Beddington Farm Road.
8. If one has to select one of the proposed Sites, the preference would be for Pear Tree Farm & Pear Tree Farm Cottage, Featherbed Lane.

Other Sites that the council should consider are:

1. 16 Heath Clark playing fields, Stafford Road, Waddon.
2. 120 Timebridge Community Centre, Field Way, New Addington.
3. 518 Land adjacent to 103 Goodenough Way, The Admirals Walk, Old Coulsdon.
4. 522 Wandle Road surface car park, Wandle Road, Croydon Opportunity Way.
5. 536 Land of former Croydon Airport Runway, south of Imperial Way, Waddon.
6. 552 Land adjacent to Ashburton playing fields, at rear of 2 - 88 Coleridge Road, Addiscombe.
7. 553 By Pavillion Playing Fields, Purley Way, Waddon.
8. 632 Land south of Threehalfpenny Woods, Kent Gate Way, Bridle Way, Addington.
9. 636 Land west of Timebridge Community Centre, Lodge Lane, Elmside, Addington.
10. 767 Cane Hill - south part, Hollymeoak Road / Portnalls Road Coulsdon

3530/01/002/DM44.2/O	Mr & Mrs Webb	Object		DM44.2 661	I wish to object to the gypsy and traveller site on Conduit Lane. For centuries parks and green spaces have been an important part of urban living where people can walk and relax. It would be a sad day if these open spaces were lost for ever. We have enjoyed open places and do not want to see them lost for future generations when with a bit of imagination brownfield sites could be considered ahead of the green belt. Future generations will not thank us for destroying their heritage , and character of their local community. We are aware of the need for housing but here in Sanderstead we have already seen a lot of development in recent years, and its character slowly being eroded.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3539/01/003/DM44.2/O	Mary Norman	Object		DM44.2 661	I object to plans to de-designate the metropolitan open land on either side of Shirley Oaks Road and all around Shirley Oaks Village as it is Green Belt and precious open land. I also object to gypsy/travellers site Coombe Lodge Nurseries off Conduit Lane (Ref No. 661)), as they are both in the Green Belt and one of them borders a site of Nature Conservation interest. Policy E of Planning Policy for Travellers Sites published by the Government clearly states: 'Travellers sites (temporary or permanent) in the Green Belt are inappropriate development'. The Council is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/travellers sites in the borough - they should look elsewhere (for example, off the Purely Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3545/01/008/DM44.2/O	Linda Bevin	Object	Soundness - Justified	DM44.2 661	Conduit Lane is a greenbelt site, and it is not appropriate to build a traveller's site here. Policy E of "Planning Policy for Traveller Sites", published by the Government , says : "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Object Soundness - DM44.2  
Justified 661

5.The use of the following locations as gypsy/traveller sites:

- Coombe Farm off Oaks Road; reference number 502; and
- Coombe Lodge Nurseries off Conduit Lane; reference number 661.

These are both in the Green Belt, where Policy E of Planning for Traveller Sites clearly says that "travellers sites (temporary or permanent) in the Green Belt are inappropriate development".

This is also likely to have a negative effect on the Site of nature conservation interest that one of the sites would border, and both sites are a distance from public services. It is also likely to create increased traffic problems in an area that is not best suited for such sites.

Consideration should be given to the refurbishment of the existing sites, or where this is not possible, alternative and more appropriate sites.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I have been a Croydon resident for many years (over 47), and have watched Croydon wax and wane. In all those years, Croydon has often been regarded as rather down at heel and a bit of a joke; it has been misrepresented in the media too many times in my view. Croydon remains a vital communications hub, which seems only recently to have been recognised. Given all the development in and around East Croydon station, your plan for these improvements is beginning to take shape. As we all know, London Victoria in 20 minutes, London Bridge in 20 minutes; not to mention the east/west Tramlink which has become so popular that TfL decided to grab it! Croydon's communications should be more widely acknowledged. You were elected on a ticket to not only improve Croydon for ALL its residents but also to preserve its assets such as the green belt and areas of special scientific interest. Imagine my dismay and great disappointment when I discovered in your proposal that you considered it perfectly legitimate to build on green belt – absolutely at odds with your manifesto. AND that you are prepared to ignore your promises in preserving Croydon's assets to the very people who elected you. How can the electorate trust you in the future, especially at the next council election, if you blatantly disregard your election pledges and set about to destroy the green spaces enjoyed by many of Croydon's residents? All green belt is part of Croydon's assets, it represents the lungs of Croydon, benefitting all and in many cases providing a haven for migratory birds as they stop-over en route and indeed other wild life whose habitat is likely to be destroyed/diminished if the green belt is built on. Altering the status of green belt or areas of special scientific interest enabling it to be built on does NOT alter the fact that once built on it will never revert to green belt and therefore will be lost (to Croydon and its electorate), forever. I would urge you to reconsider you proposals to destroy part of the green belt and to maintain the status of the open spaces as is. Croydon occupies a vast area and I am certain you could find suitable alternatives for the travellers which met their needs of access to public transport and retail amenities without destroying the green belt or areas of special scientific interest if you tried hard enough. I am sure you are aware that Government policy states "Traveller sites temporary or permanent in the Greenbelt are

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

inappropriate development "

3551/01/003/DM44.2/O	Mr & Mrs Halliday	Object	DM44.2 661	POLICY: Sites Proposed for Gypsy and Traveller Sites: Site Ref: Number 661, Site Ref: Number 502 REASONS FOR OBJECTING: 1.Increased Traffic Congestion 2.Detrimental to Amenities of Local Residents 3.Lack of Amenities in Area 4.Not suited for Green Belt Land 5.Preservation Of Green Belt is of Vital Importance 6.Lack of Sufficient Police Services 7.Insufficient Local Infrastructure to Accommodate such a Development 8.Proximity of Many Schools, Infant Nurseries and Restaurants	No change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3552/01/003/DM44.2/O	Miss Lisa K Hall	Object	DM44.2 661	I write to object to:  •The use of the following locations as gypsy and traveller sites on the basis that both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b: •Coombe Lodge Nurseries off Conduit Lane, site reference 661; •Coombe Farm off Oaks Road, site reference 502;	No change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3559/01/005/DM44.2/O	Mr Michael Southwell	Object	DM44.2 661	Regarding the draft local plan I make the following objection- .DM44.2 To suggest a traveller site next to popular Council gardens in Coombe rd will affect considerably the enjoyment of the gardens by local residents.The proposed site is used at present for producing plants for council gardens.This seems utterly senseless and will lead to a loss of jobs locally.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3561/01/013/DM44.2/O	Linda Hione	Object	DM44.2 661	Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens Policy DM44.2, Table 11.17, site 661 (p179). The council plans to create a Gypsy/Traveller site here. This is a greenbelt site, and it is not appropriate to put a traveller site here as "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3566/01/008/DM44.2/O	Maureen Wilcox	Object	Soundness - Justified DM44.2 661	<p>Happy for the Council to replace under-used garages with much-needed homes, but will be objecting to building on precious open space.</p> <p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3568/01/003/DM44.2/O	Mr Mike Jones	Object	DM44.2 661	Why build gypsy encampments? They are travellers and should be encouraged to continue travelling. If such land is available then it should be for social or normal housing		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3570/01/003/DM44.2/O	Mr & Mrs Adams	Object	DM44.2 661	It is entirely inappropriate to consider creating Gypsy/Traveller sites in these locations. Not only are these greenbelt sites, they are also very close to residential areas and several schools. In August, the Government published "Planning Policy for Traveller Sites" in which Policy E states: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3574/01/003/DM44.2/O	Mr Peter Newsham	Object	DM44.2 661	<p>I am a resident of Shirley and I wish to register my objection in the strongest possible terms to proposed developments in Shirley and to add my voice to that of my MP, Mr Gavin Barwell, whose views on this matter I echo.</p> <p>The proposed Travellers' site, ref. 661, contravene present legislation because they are in the Green Belt and are therefore classed in Government documents as 'Inappropriate development'. Does the Council propose to break the law as well as ride roughshod over massive public objection to this plan?</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3577/01/002/DM44.2/O	Mr Peter West	Object		DM44.2 661	I object to this site as we need space and sensible development that compliments the environment.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3584/01/007/DM44.2/O	Mrs Margaret Lawless	Object		DM44.2 661	I list below the relevant policy References to which I object. Table 11.17 site 662 (p179)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3584/01/006/DM44.2/O	Mrs Margaret Lawless	Object		DM44.2 661	I list below the relevant policy References to which I object. DM44.2 Table 11.17 site 661 (p179)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3591/01/010/DM44.2/O	Mr Nick Barnes	Object	Soundness - Justified	DM44.2 661	Having read both local plans for the shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.  None of these plans will benefit Shirley and I object to them all.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3592/01/005/DM44.2/O	Nicola Shipp	Object		DM44.2 661	As a resident of Croydon all my life, I wish to register my opposition to the following "plans".... DM44. 2 SITE 661 – Coombe Woods Gardens, the site would be ruined if Travellers were allowed to have a permanent site in this lovely location. I have experienced the disgusting mess left behind by "Travellers" during my journey to work in Commerce Way, Croydon and the proposed Lidl site on the old BMW SITE, South Croydon.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I wish to object to some of the proposals in the Croydon Local Plan as follows:

I object to the proposal (policy DM44.2 Table 11,17) to create a Gypsy/Traveller site on Conduit Lane next to Coombe Wood Gardens (site 661) and/or Coombe Farm (site 502). Policy E of "Planning Policy for Traveller Sites" published by the Government in August states that "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development" This would not comply with Policy SP2.7a and SP2.7b Previous scenes from Traveller sites demonstrate that they end up as dump; not the sort of image we want to portray for Croydon.

I object to the proposed loss of Green Belt status for  
(1) Coombe Playing Fields - (site ref 662) and object to the proposal for development in Policy DM44.2 Table 11.17  
(2) Croham Hurst - this is a biological Site of Special Scientific Interest and a Site of Metropolitan Importance for Nature Conservation  
(3) Sanderstead Plantation  
The de-designation of these sites would not comply with Policy SP7.2 and protection of the green grid.

I object to the proposed loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm. Loss of protection will open up these roads to inappropriate development. Roads, such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas.

I object to the possible "Garden Grabbing" that policy DM2 will make much easier. National and London policy classifies gardens as green field, but the proposed new policy DM2 says that the Council will allow building on gardens. We need to keep our green spaces.

I also object to the proposed retail development of the old "Good Companions Pub" site in Hamsey Green, which the proposed policy DM4 1.3 table 11.14 (site 306) would allow. A retail outlet in such a location would cause traffic chaos. It will be far better to develop it as a residential site (with ample parking) and in character with other housing in the area - not a block of flats.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

On the question of parking; I note that some new developments do not seem to cater for this. Green Dragon House being a typical example. All new developments should provide for ample parking for residents and their families.

Please take the above comments into account when assessing the proposed Croydon Local Plan.

Yours faithfully

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3697/01/001/DM44.2/O Ms J Colvert

Object Soundness - DM44.2  
Justified 661

I think it is important to state a case against the proposal to create a gypsy/traveller site on Conduit Lane which is at present, and has been for centuries, an unspoilt amenity for all who live in the borough.

Our national government has the right idea i.e.'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development', so why is our local government even considering going against this policy ?

Certainly in this instance, the character of the area would be noticeably changed and adversely affect the lives of many, whilst not being a particularly convenient location for the travellers themselves.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

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Object	Soundness - Justified	DM44.2 661	All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. I am concerned that all three sites are also some considerable walking distance away from GP practices, shops, schools, public transport and other local services which would be contrary to the Council's Health and Wellbeing Strategy.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
			<p>Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.</p> <p>I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria.</p> <p>Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document</p>		

3699/01/046/DM44.2/C	Cllr J Cummings	Comment	Soundness - Effective	DM44.2 661	Site 661, Coombe Lodge Nurseries, Conduit lane. Transition Town have expressed an interest in restoring this site to a proper nursery facility, utilising the existing greenhouses for the growing of food, which would be a sustainable and appropriate activity within this green belt site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3700/01/002/DM44.2/O	Ms J Doran	Object	Soundness - Justified	DM44.2 661	<p>As a supplier to Oaks Farm I am objecting to the use of Coombe Lodge Nurseries as a Gypsy and Traveller site.</p> <p>The site is in Green Belt and is contrary to national policy that says that Gypsy and Traveller sites are inappropriate development in Green Belt.</p> <p>Coombe Park is a beautiful landscape park and contains many memorials to the war dead and would be completely overwhelmed by this enormous traveller development of up to 75 mobile homes.</p> <p>The huge amount of traffic going along Conduit Lane will make access to the park from the parking bays on the other side of the road much more difficult and dangerous.</p> <p>The size of the site will completely overwhelm the nearest settlement of residents on Coombe Road, Oaks Road and Oaks Lane.</p> <p>Local schools are oversubscribed and too far away.</p> <p>Several businesses which make a big contribution to the local economy and also provide much needed amenity to the public will be detrimentally affected by the site.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3702/01/003/DM44.2/O	Ms J Fasham	Object		DM44.2 661	I object to the use of these locations as traveller sites, as they are both in green belt land and one of them borders a site of Nature Conservation interest, this is clearly in breach of policy E . Both sites are some distance from Public Services and the road here could not cope with more traffic.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3704/01/005/DM44.2/C	Mrs J Horton		DM44.2 661	I wish to log my objection to the borough-wide planned changes Croydon Council are proposing to make in their Local Plans for 2016-2036. These proposals are 750 new homes in Shirley Oaks and 35 new homes on the Shrublands Estate. Also the proposed work to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3705/01/003/DM44.2/O	Mr J Lemanski	Object	DM44.2 661	I would like you to note my strong objection to the granting of any Planning Application relating to the following Policy Ref. DM44.2, Table 11.17, Site 661.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3708/01/007/DM44.2/O	Mrs J McDonald	Object	DM44.2 661	The council plans to create a Gypsy/Traveller site here. This is a greenbelt site, and it is not appropriate to put a traveller site here. Policy E of (Planning Policy for Traveller Sites), published by the Government in August, says very clearly: (Traveller sites (temporary or permanent) in the Green Belt are inappropriate development).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3712/01/008/DM44.2/O	Mr Nick Peiris	Object	DM44.2 661	Flouts existing Government guidelines published in August 2015.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3715/01/008/DM44.2/O	Jenny Tighe	Object	DM44.2 661	would also like to object to the following applications for traveller sites. Application numbers: 502, 661 and 755. All three are in green belt land and therefore inappropriate developments and should not be allowed to go ahead.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3720/01/003/DM44.2/O	Mr J Wilkinson <i>Jamar</i>	Object	DM44.2 661	I would like to object to these proposals in particular as they seriously impinge on The Green Belt. They would be inappropriate development and not comply with relevant Policy. They are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Where I live in The Ballards Farm Area there is a significant number of development proposals annually - mainly back garden development - all with negative implications for the valuable Green Belt. Croydon needs more not less. "Protecting the borough's open space and the (sic) distinctive heritage and character, alongside the necessary infrastructure to mitigate the impact of growth" is in everyone's long term interest.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3723/01/009/DM44.2/O	Mrs j Middleton	Object	DM44.2 661	I object to the site for use for a gypsy and traveller site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3724/01/004/DM44.2/O	Mr Mike Marcroft	Object	DM44.2 661	Please do not allow the above to settle on Green Belt land. There must be other sites in the Borough that can be made available. Our Green Belt land is precious to us all.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3728/01/004/DM44.2/O	Sarah McNamara	Object	DM44.2 661	I would just like to express my concern about Croydon Council's plans to build in these three Green Belt areas. I understand and appreciate the need for more homes across the borough but could you, again, consider using all the empty homes and office spaces instead of filling up beautiful and plentiful land?	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3734/01/006/DM44.2/O	Mr & Mrs Mott	Object		DM44.2 661	I object to this site allocation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3735/01/011/DM44.2/O	Mr Tim Duce	Object	Soundness - Consistent with National	DM44.2 661	I strongly object to the building of gypsy traveller sites on Green Belt, especially as one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Nature Conservation is indeed a very low priority to the travellers that I have seen. I voluntarily clear up the dumping at Addington Hills and have witnessed the appalling environmental destruction wreaked by visiting travellers. Cleaning up after their visits is a very costly exercise, so putting travellers close by a Conservation Site would be extremely foolhardy. Over the next few years, it would cost council tax payers a fortune.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3739/01/002/DM44.2/O Mr Tom Tannion	Object	DM44.2 661	<p>I wish to register the strongest possible objection to the specific proposals in the Croydon Local Plan proposing a school or gypsy site at Conduit Lane, and a Gypsy site at Coombe Farm.</p> <p>Regarding Conduit Lane, clearly, Niccolo Machiavelli would have been proud of the tactic of proposing a gypsy site or a school there. Presumably, the thought was that people are gullible enough to believe that these are either / or proposals!! They are certainly as different as chalk and cheese. I consider both options to be unhelpful, inappropriate and out of keeping with the current use of the area. I am also generally surprised that they are considered viable options worthy of serious consideration as they appear random in nature and devoid of any real local knowledge.</p> <p>Regarding both gypsy site proposals, neither are in keeping with the existing 'texture' of the areas. They add nothing to the quality of life of local residents (quite the contrary) and generally they are so out of keeping with the current general use enjoyed by those neighbourhoods that one is left wondering how they even made it into a plan? Were the proposals drawn up by someone completely ignorant of the area?</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
3743/01/003/DM44.2/C Mr Bryan Baker		DM44.2 661	<p>SP2.7 makes no mention of impact on the surroundings of the site and nearby residents. Accordingly, an additional criterion should be added 'f. Must be entirely acceptable in relation to its impact on nearby public spaces and residents and businesses in the area.' If this were included the proposals Ref. 661, Coombe Lodge Nursery, would immediately be seen to be inappropriate. Coombe Lodge Nursery is by the lovely gardens of Coombe Wood with its popular tea room and wooded area. I consider both Coombe Farm and Coombe Lodge Nursery as wholly inappropriate places to locate</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

3744/02/008/DM44.2/O	Diane Simpson	Object	Soundness - Justified	DM44.2 661	<p>Happy for the Council to replace under-used garages with much-needed homes, but will be objecting to building on precious open space.</p> <p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	<p>If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
3748/01/002/DM44.2/O	Juliet Stevenson	Object	Soundness - Justified	DM44.2 661	<p>I am objecting the the proposed sites - Coombe Lodge Nurseries, Coombe Farm, Pear Tree Farm - on the following grounds:</p> <p>It is an inappropriate use of Green Belt land and the proposals are contrary to the Government policy (Policy E of the Planning Policy for Traveller sites) which states that "Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development"</p> <p>Selection of proposed sites should have a bias towards Brownfield or Industrial land not Green Belt</p> <p>It is detrimental to the amenities of the adjoining owners</p> <p>There is a lack of relevant amenities close at hand</p> <p>There is a lack of local infrastructure to accommodate the plans and additional traffic</p> <p>All the proposed sites are in the south of the borough with two being very close together</p> <p>There is already an existing permanent site in Lathams Way which could be expanded</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>	

3749/01/002/DM44.2/O	Mr Michael Eldridge	Object	DM44.2 661	I am making representations against the proposed Travellers' sites at Coombe Lodge Nurseries, Conduit Lane, Coombe Road, South Croydon,, CR0 5RQ (Site reference number: 661) and at Coombe Farm, Oaks Road, Shirley, CR0 5HL ( Site reference number:502). Both these proposed sites are within the Green Belt and the proposals are contrary to Government policy (Policy E of Planning Policy for Traveller Sites) which states that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.' In addition the areas in question form a particularly precious 'green lung' not far from the centre of Croydon and any development would in my view be deleterious to this amenity. I cannot suggest alternative suggested sites but would prefer one that is not within Green Belt/Metropolitan Open land, of which I understand there are several in the Borough of Croydon.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3750/01/007/DM44.2/O	Mrs Anne Turner	Object	DM44.2 661	I would like to put in writing my objections to the following local plans: I am listing the relevant Policy Numbers: 6. DM44.2, Table 11.17, site 661Conduit Lane - travellers	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3753/01/004/DM44.2/O Moyra Ruffell	Object	DM44.2 661	<p>I am emailing you to express my concerns about Croydon Council's Plans to build Gypsy/Traveller sites in Green Belt areas.</p> <p>I understand that there is a great need for housing in the Croydon area and that the number of homeless people in Croydon is high. However, I need assurance that in providing this need we do not destroy our few remaining green spaces as these are vital to the well-being of our environment and people's health.</p> <p>When I received the information about these proposals from my MP and local residents' association I had been away from home and so have not studied these plans in depth. However, with the information I have I cannot visualize how these proposals would work without destroying the character of the Shirley area and the destruction of our few remaining green areas.</p> <p>In order for me to agree to these proposals I would not only require the assurance that these environmental issues were taken into account but the homes that are planned for were affordable to those who are in need of a home, and that they were of good quality, energy efficient homes. Finally, having lived in Shirley for many years I have seen the increase in traffic which has brought about an increase in air pollution which is detrimental to our health. This is another important factor that has to be borne in mind when increasing the density of the population of the area.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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3754/01/005/DM44.2/O Myra Rand	Object	DM44.2 661	<p>I fully oppose the proposals to build on green land, especially for travellers' sites.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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3756/01/002/DM44.2/O	Mr Neil Stevenson	Object	Soundness - Justified	DM44.2 661	<p>I am objecting the following proposed sites:</p> <ul style="list-style-type: none"> <li>•Coombe Lodge Nurseries (Site Reference Number 661)</li> <li>•Coombe Farm (Site Reference Number 502)</li> </ul> <p>The reasons for my objection are on the following grounds:</p> <p>It is an inappropriate use of Green Belt land and the proposals are contrary to the Government policy (Policy E of the Planning Policy for Traveller sites) which states that "Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development"</p> <p>Selection of proposed sites should have a bias towards Brownfield or Industrial land not Green Belt</p> <p>It is detrimental to the amenities of the adjoining owners</p> <p>There is a lack of relevant amenities close at hand</p> <p>There is a lack of local infrastructure to accommodate the plans and additional traffic</p> <p>All the proposed sites are in the south of the borough with these two in particular being very close together</p> <p>There is already an existing permanent site in Lathams Way which could be expanded</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
3757/01/002/DM44.2/O	Kavinda Pelpola	Object	Soundness - Justified	DM44.2 661	<p>I live on Coombe Lane in Croydon and would like to formally object to the proposal to build traveller sites at Coombe Farm (off Oaks Road) and Coombe Lodge Nurseries off Conduit Lane. I believe these proposals will change the character of this area which I live in significantly for the worse. I also understand that the proposals are contrary to Government policy (Policy E of Planning Policy for Traveller Sites) which states that traveller sites, temporary or permanent, may not be built on Green Belt land.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

Object Soundness - DM44.2  
Justified 661

1. This site is also in the green belt and according to Government Policy is deemed inappropriate.
2. Coombe Park which is a beautiful landscaped park and contains many memorials to war dead and families loved ones will be completely overwhelmed by this enormous traveller development for up to 75 mobile homes right next door.
3. The huge amount of traffic going along Conduit Lane will make access to the park from the parking bays on the other side of the road much more difficult and dangerous. These parking bays are used by the very young and the very old to give them easy and safe access to this beautiful public park.
4. Again the size of the site will totally overwhelm the nearest settlement of residents on Coombe Road, Oaks Road and Oaks Lane.
5. The closest schools are oversubscribed so would be unable to meet the needs of so many new children to the area.
6. The council has gone to great expense to protect the site from mobile travellers and this seems to have been a great waste of tax payers money if they now allow a permanent site.
7. Several businesses which make a big contribution to the local economy and also provide much needed amenity to the public will be detrimentally affected by the site.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Not in line with Government planning policy on the Green Belt Detail:

- Government planning policy with regards to traveller sites wants to ensure that plan-making and decision-taking should protect Green Belt from inappropriate development.
- The proposal to create a permanent traveller site on land designated as Green Belt land is contrary to Policy E of the Planning Policy:

"Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances.". There are no very special circumstances.

- The National Planning Policy Framework makes it clear that unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within the Green Belt.
- The local character description is clearly at odds with the proposal.
- The justification acknowledges the Green Belt issue, though insufficiently, but relies on the fact that there are existing structures. These are not in fact substantial "being glasshouses" and could be said to be at least environmentally consistent with the Green Belt. But there is no very special circumstance justification proposed as required by Planning Policies.
- Approving the proposal would set a precedent and open the surrounding areas to be subject to similar development. It is not in the community's interests to allow the erosion of the green spaces surrounding the community and we object to the impact this site could have on the environment and wildlife. In the light of these issues, it is not appropriate simply to weight Green Belt as one of many factors to be considered, but rather it presents an overarching policy objection that cannot be over-ridden in the way proposed. To be considered deliverable, sites should be available now, offer a suitable location for development now and we do not believe that The Assessment and selection of sites for Gypsy and Travellers undertaken was credible. Plan makers have not considered the time it will take to commence development on site need for infrastructure improvements-roadsThere is basis for challenging the way in which this potential site has been selected.

Para 3.1: Green Belt sites included for review of eligible sites "to ensure that all locations for a site considered", but at the same time

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

"Exclusion of sites in Croydon Metropolitan Centre and within District Centres and Strategic Industrial Locations and Conservation Areas due to viability, deliverability and impact on heritage considerations". Is this even-handed? Para 4.1 sets out the criteria and weightings. As indicated above, Green Belt with no built form is given a weighting (-10) which, though high, is not very significant given that there are 29 or 30 criteria and can easily be outweighed by other factors that are less significant in policy terms. SP2.7 on the Council's proposals to deliver 39 additional gypsy and traveller sites indicates that land will be allocated in accordance with the proposals, but that any ADDITIONAL sites that are not so allocated should meet some stated criteria, including good access to local shops and essential services and good transport access; these seem to be criteria that were excluded from the proposed allocation, suggesting that any alternative proposals would need to meet stiffer criteria. Is this fair and even-handed? The bases for site criteria weightings are unclear. Note that paragraph 4.19 in referring to the need for good access to roads, states that "they often need to move larger vehicles as part of their livelihood and way of life"- this may be an assertion relevant to the assessment of sites and the narrowness of Coombe Lane. The objections may be summarized as:  
 -inappropriate use of Green Belt land  
 -lack of relevant amenities close to hand  
 -adverse effect on neighboring businesses and leisure amenities  
 -site has a more appropriate use for a school

3764/01/002/DM44.2/O	Mr & Mrs Chambers	Object	DM44.2 661	The proposed Traveller Sites are totally inappropriate developments for these Green Belt Areas. We strongly object to this part of the Croydon Plan.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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3765/01/003/DM44.2/O	Mr & Mrs Davis	Object	Soundness - Consistent with National DM44.2 661	Please register our objections to the following proposals  Policy DM44.2: this refers to the proposal to allow a gypsy/traveller site, which is not appropriate for the area, and furthermore is against Government policy. We oppose this proposal	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3769/01/012/DM44.2/O	Mr K George	Object	DM44.2 661	Given what I have recently observed at an illegal Traveller occupation at the former Rioja Tapas bar just outside Shirley I object to the use of areas off Oaks Road and Conduit Lane as Traveller sites. References 502 and 661.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3773/01/001/DM44.2/O	Mr & Mrs Richardson	Object	DM44.2 661	Coombe Lodge Nurseries and Coombe Road Playing Fields  We note that there are alternative proposals to build a school and a gypsy and traveller site in this area. These we have been able to find on the local plan. We see the pressing need for additional secondary school places and would support the building of a secondary school - the need is sufficiently pressing to justify Coombe Lodge Nurseries being used for this purpose. We do not think the loss of the Coombe Road Playing Fields can be justified - there has been too great a loss of playing fields already, and the new school will need playing fields. Great thought will, however, be needed as to access and transport arrangements. These problems are not insuperable, but : (1) the main road and surrounding roads are already at high capacity in rush hours, and (2) there are great dangers to pedestrian and cyclist safety which will require a cycle path, tunnel or bridge or both, connecting the school to the tram and crossing the main road safely to the school, perhaps via the playing fields. We do not think the loss of Green Belt land can be justified for a gypsy and traveller site. Such a site does not need to be the size of a school - there are brown field sites which could be used for this purpose. The access to the Nurseries is entirely unsuitable for a gypsy and caravan site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

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RE: LAND ON EITHER SIDE OF SHIRLEY OAKS ROAD, SHIRLEY OAKS VILLAGE, POPPY LANE; STROUD GREEN PUMPING STATION; COOMBE FARM, COOMBE LODGE NURSERIES off Conduit Lane, land west of Shirley Oaks Road, rear of 5-13 Honeysuckle Gardens OBJECTION TO DE-DESIGNATION GREEN BELT ; SHIRLEY, NEW ADDINGTON, FOREST HILL

We have lived in the Borough of Croydon for 30 years and value its vibrancy and diversity.

As Croydon ratepayers we object to the de-designation of Metropolitan Open Land generally, especially land detailed above, which will change forever Croydon's character.

We would ask you to encourage policies/development to:

1. Build new housing on brown field sites by all means AND preserve invaluable green space for the benefit of the community of Croydon; 2. Protect green belt land and preserve the green corridors we desperately vital for wildlife and biodiversity; 3. Amend the tall buildings policy and keep the tall building zone where it is suited in the centre of town; 4. Utilise brownfield sites for new low-level housing only where it can be developed alongside new GP surgeries, schools and improved public transport; 5. Traveller sites are not appropriate in the green belt and is a clear breach Policy E of Planning Policy for Traveller Sites. When travellers camped on Addington Playing Fields in 2012/13 they left rubbish, debris, waste, and deterioration to a local green space. Sadly true of most traveller sites.

"Nowadays people know the price of everything and the value of nothing". Green Belt is vital and precious. Once lost for future generations and will not be replaced by developers.

We understand the need for housing, schools, hospitals and infrastructure. Are the Developers investing these also alongside their building investments?

Please protect our few remaining green spaces on the borough map, by making better use of brown field sites.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3778/01/005/DM44.2/O	Mr & Mrs Wakelam	Object	DM44.2 661	A further inappropriate development of the Green Belt which would not comply with Policy SP2.7a and SP2.7b, and to which we also object, is the proposed use of Coombe Lodge Nurseries off Conduit Lane, site reference 661.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3779/01/006/DM44.2/O	Mr Andrew Frazer	Object	DM44.2 661	Policy DM44.2 Gypsy- Traveller site. This should be restricted to sites other than Green Field sites	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3782/01/001/DM44.2/O	Mr David Reid	Object	DM44.2 661	I am writing to object to:  Coombe Lodge Nurseries off Conduit Lane, site reference 661 for use as a gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b; or with Policy E of "Planning Policy for Traveller Sites" published by Government in August which states "Traveller sites in the Green Belt are inappropriate development";	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3784/01/003/DM44.2/O	Jennifer Aarons	Object	DM44.2 661	Both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3785/01/010/DM44.2/O Jenny Greenland

Object

DM44.2  
661

I object to the use of either of the two sites in the Shirley locations or Forestdale as gypsy/traveller sites. As the Council acknowledges, they are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:

“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.

The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough they should look elsewhere (for example, off the Purley Way where the existing site is).

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Object Soundness - DM44.2  
Justified 661

Can I remind you of the definition / meaning of "GREEN BELT":

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

The Government formerly set out its policies and principles towards green belts in England and Wales in Planning Policy Guidance Note 2: Green Belts,[4] but this planning guidance was superseded by the National Planning Policy Framework (NPPF) in March 2012. Planning Authorities are strongly urged to follow the NPPF's detailed advice when considering whether to permit additional development in the green belt. In the green belt there is a general presumption against inappropriate development, unless very special circumstances can be demonstrated to show that the benefits of the development will outweigh the harm caused to the green belt. The NPPF sets out what would constitute appropriate development in the green belt. According to the NPPF, there are five stated purposes of including land within the green belt:

- To check the unrestricted sprawl of large built-up areas
- To prevent neighbouring towns from merging into one another
- To assist in safeguarding the countryside from encroachment
- To preserve the setting and special character of historic towns
- To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Once an area of land has been defined as green belt, the stated opportunities and benefits include:

- Providing opportunities for access to the open countryside for the urban population
- Providing opportunities for outdoor sport and outdoor recreation near urban areas
- The retention of attractive landscapes and the enhancement of landscapes, near to where people live
- Improvement of damaged and derelict land around towns
- The securing of nature conservation interests
- The retention of land in agricultural, forestry and related uses.

This is a totally preposterous proposition and I am quite frankly astonished that such a ludicrous idea has been proposed.

3789/01/008/DM44.2/O Mr Paul Slaughter

Object Soundness - DM44.2  
Justified 661

Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:

Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.

The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.

If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Finally, the Council has identified two locations on the edge of Shirley for gypsy/traveller sites:

- Coombe Farm off Oaks Road, which is identified as suitable for 15-20 pitches (pages 449-450, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 502); and
- Coombe Lodge Nurseries off Conduit Lane, which is identified as suitable for 15-25 pitches (pages 468-469, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 661).

I vigorously object to the use of either of these locations as gypsy/traveller sites. As you have to be aware, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".

The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - there must be more suitable sites which are closer to local amenities (there is nothing in the way of shops or even a bus-stop at these sites, necessitating extra vehicular traffic on an already busy road at best or pedestrians attempting to cross at a very dangerous point with blind bends and junctions at worst), sites which are not in Green Belt land, perhaps even sites which already exist and could be expanded (such as the one on Purley Way).

Again, I stress that I am not opposed to development as such, and applaud the efforts that the council is making to build on the work of the previous administration and improve Croydon yet further. But these proposals go too far, and in my opinion they go in the wrong direction.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3793/01/011/DM44.2/O	Mr Stephen Barnes	Object	DM44.2 661	<p>Fourth, the Council has identified two locations on the edge of Shirley for gypsy/traveller sites:</p> <p>- Coombe Lodge Nurseries off Conduit Lane, which is identified as suitable for 15-25 pitches (pages 468-469, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 661).</p> <p>I object to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3794/01/006/DM44.2/O	Mr Thomas Lawson	Object	DM44.2 661	I strongly object to this policy and the plan to create a traveller site at this location as it is a greenbelt site and not appropriate for this purpose, as per Policy E of "Planning Policy for Traveller Sites".	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3795/01/007/DM44.2/O	Mr Tony Connor	Object	DM44.2 661	With reference to the Local Plan which has been proposed, please note my objection to the following policies: Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens Policy DM44.2, Table 11.17, site 661	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3796/01/006/DM44.2/O	Mr Tony Sales	Object	DM44.2 661	I am emailing to record my objection to the following policies within the 'Local Plan'.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3797/01/002/DM44.2/O	Mr & Mrs Andrews	Object	Soundness - Justified	DM44.2 661	<p>We understand our local Member of Parliament, Mr Gavin Barwell, has produced a comprehensive assessment and objection to the Proposed Croydon Local Plan. We agree and support his objections.</p> <p>In particular the proposed positions of the Gypsy/Travellers' encampments (Refs 502 + 661) would be in suburban residential/Green Belt areas and as such are totally unacceptable. The most suitable positioning could be near Recycling Centres and situated in commercial/factory estates where the Travellers' encampments would not impinge upon residential properties.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
3800/01/002/DM44.2/C	Ann Nussey			DM44.2 661	I object to this site	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
3802/01/002/DM44.2/O	Beckie Backham	Object		DM44.2 661	<p>This site is also in the green belt and according to Government Policy is deemed inappropriate. Coombe Park which is a beautiful landscaped park and contains many memorials to war dead and families loved ones will be completely overwhelmed by this enormous traveller development for up to 75 mobile homes right next door. The huge amount of traffic going along Conduit Lane will make access to the park from the parking bays on the other side of the road much more difficult and dangerous. These parking bays are used by the very young and the very old to give them easy and safe access to this beautiful public park. Again the size of the site will totally overwhelm the nearest settlement of residents on Coombe Road, Oaks Road and Oaks Lane. The closest schools are oversubscribed so would be unable to meet the needs of so many new children to the area. The council has gone to great expense to protect the site from mobile travellers and this seems to have been a great waste of tax payers money if they now allow a permanent site. Several businesses which make a big contribution to the local economy and also provide much needed amenity to the public will be detrimentally affected by the site.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

3804/01/047/DM44.2/C	Cllr L Hale <i>London Borough of Croydon</i>	Comment	DM44.2 661	Site 661, Coombe Lodge Nurseries, Conduit lane. Transition Town have expressed an interest in restoring this site to a proper nursery facility, utilising the existing greenhouses for the growing of food, which would be a sustainable and appropriate activity within this green belt site		No change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3804/01/002/DM44.2/O	Cllr L Hale <i>London Borough of Croydon</i>	Object	DM44.2 661	<p>Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.</p> <p>I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political...consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document</p>	Not use the location as gypsy and traveller sites	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3805/01/009/DM44.2/O Ernest Fowler	Object	DM44.2 661	<p>I object to the use of the following sites as gypsy/traveller sites:  Coombe Farm off Oaks Road, which is identified as suitable for 15-20 pitches (pages 449-450, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 502); and  •Coombe Lodge Nurseries off Conduit Lane, which is identified as suitable for 15-25 pitches (pages 468-469, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 661).</p> <p>I object to the use of either of these locations as gypsy/traveller sites, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".  The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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3808/01/003/DM44.2/C Mrs Heather Harris		DM44.2 661	<p>object to I am writing to object to:</p> <p>1.The use of the following locations as gypsy and traveller sites:</p> <p>Coombe Lodge Nurseries off Conduit Lane, site reference 661;</p> <p>Coombe Farm off Oaks Road, site reference 502;</p> <p>Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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3809/01/010/DM44.2/O	Mr Ian Leonard	Object	DM44.2 661	Coombe Lodge Nurseries off Conduit Lane, which is identified as suitable for 15-25 pitches (pages 468-469, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 661). I object to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough, which I believe is questionable, they should look elsewhere (for example, off Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3810/01/006/DM44.2/O	Joan Sabatini	Object	DM44.2 661	As this site is classed as a Green Belt site, this proposal goes against the Government Planning Policy for Travellers Sites and is totally inappropriate. I oppose the Council Plans to create a Gypsy/Traveler site in this location.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3812/01/006/DM44.2/O	Mr Peter Spragg	Object	DM44.2 661	6.Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens Policy DM44.2, Table 11.17, site 661 (p179). The council is planning to create a Gypsy/Traveller site here. This is a greenbelt site, and it is not appropriate to put a traveller site here. Policy E of "Planning Policy for Traveller Sites", published by the Government in August, states very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3813/01/006/DM44.2/O	Mr Brandon Hannan	Object	DM44.2 661	Policy DM44.2, Table 11.17, site 661 (p179). The council plans to create a Gypsy/Traveller site here. This is a greenbelt site, and it is not appropriate to put a traveller site here. Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, says very clearly: 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3814/01/007/DM44.2/O	Mr Jon Adams	Object	DM44.2 661	Policy DM44.2, Table 11.17, site 661 (p179). The council plans to create a Gypsy/Traveller site here. This is a greenbelt site, and it is not appropriate to put a traveller site here. Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3815/01/004/DM44.2/C	Mr Jon Taylor		DM44.2 661	It is with regret that I feel the need to object to the following proposals:- Purley skyscraper Policy DM40.1. I feel this proposal is completely out of keeping with the surrounding area and I strongly oppose it. Garden acquisition Policy DM2 This will make 'garden grabs' far too easy in my opinion, is far too subjective and is therefore a far weaker form of protection. Sanderstead Lidl site Policy DM41.3 This proposal will likely cause real problems to traffic in the vicinity and I do not it is an appropriate site for retail development. Loss of Green Belt at Coombe Playing Fields and Croham Hurst Policy DM44.2 I believe that both of these locations should remain Green Belt and that re-designation is inappropriate. It will impact the area badly and in conjunction with other changes steadily change the nature of the area for the worse. The Gypsy/Traveller site on Conduit Lane Policy DM44.2 Finally I most strongly object to Council plans to develop a Gypsy/Traveller site here. I feel it is totally inappropriate placing this on Green Belt land and is in direct contravention of the "Planning Policy for Traveller Sites" published by the Government just last August!	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3816/01/006/DM44.2/O	Lorraine Oakley	Object	DM44.2 661	<p>Policy DM44.2, Table 11.17, site 661 (p179) I object to the changing of this lovely open land into a Gypsy and Traveler site or made into residential land. It is vital some green spaces remain in the area.</p> <p>I could not believe what I was reading on this point; this is a lovely green belt area. I frequently visit Coombe Wood Gardens, in fact I have been visiting it since I was a child. It is a lovely oasis in an increasingly overcrowded Croydon, it is so well maintained and a joy in each different season. I object very strongly to designation of the area next to it as a gypsy and traveler site or school, as it will increase traffic and make the area more noisy and messy. This area MUST stay designated as green belt, it is a jewel in Croydon's crown, and I am appalled that our Council could consider either of these options and I object to this proposal.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
3820/01/009/DM44.2/O	Mrs & Mrs Linter	Object	DM44.2 661	<p>I object to Coombe Lodge Nurseries off Conduit Lane, which is identified as suitable for 15-25 pitches (pages 468-469, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 661). I object to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

3821/01/002/DM44.2/O	Mr Richard Kellaway	Object		DM44.2 661	am writing to object to the use of the following locations as gypsy and traveller sites at Coombe Lodge Nurseries off Conduit Lane, site reference 661 and Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3824/01/001/DM44.2/O	Mr Stephen Lambert	Object		DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3825/01/007/DM44.2/S	Yasmeen Hanifa	Support	Soundness - Justified	DM44.2 661	I write to you having received this email from Gavin Barwell MP, the tone of which I find inflammatory and discriminatory towards the Gypsy and Traveller communities, and smacks of "not in my backyard".  I write as a resident of Addiscombe who recognises the huge problem of lack of affordable housing to buy and to rent in London promulgated by this Conservative government and the previous coalition government.  I fully support Croydon Council's proposals.	Welcome support	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3826/01/002/DM44.2/O	Ms L Pinkney	Object		DM44.2 661	I write in objection to the following Policies and proposals in the draft Croydon Local Plan  Ref. No 661 Coombe Lodge Nurseries - I object to the use of these locations as traveller sites, as they are both in green belt land and one of them borders a site of Nature Conservation interest, this is clearly in breach of policy E . Both sites are some distance from Public Services and the road here could not cope with more traffic.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3829/01/004/DM44.2/O	Dr L Bowen-Long	Object	Soundness - Justified	DM44.2 661	Traveller site on Conduit Lane – proposal conflicts with government policy E of 'Planning Policy for Traveller Sites', and, as such should not be progressed.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3830/01/001/DM44.2/O	Ms L Gilbert-Rolfe	Object		DM44.2 661	As a resident in Shirley I am utterly disgusted at the proposal for the gypsy/traveller site being proposed in Coombe Farm & Coombe Lodge Nurseries.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3833/01/001/DM44.2/O	Mr & Mrs Tye	Object	Soundness - Justified	DM44.2 661	We want to register our horror at the thought of a travellers site being allowed on this land. We feel that this land would be far better used as a school site or for affordable housing. It is a prime piece of land, which is a brownfield site, ripe for the right sort development and can be sold for a significant sum of money. Some of that money could be used to fund a travellers site in an area where the land value is cheaper. In this way funds will be released to the borough. If it is sold for development for housing, the council will also then reap the benefit of council tax.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I would like to object to object to Policy DM 44 and DM 43 for proposing Gypsy and traveller sites on the Conduit Lane nursey and Coombre Farm off Oaks Road. Both sites are located on the Green Belt and clearly considered to be inappropriate development for Traveller sites (temporary or permanent) and against Government Policy. There are no very special circumstances that have been advanced by the council to allow the use of this land. It is not in the local community's interest to erode the Green Belt and would set a worrying precedent for future planning applications. This is not deliverable on either sites and they are clearly not a suitable location for development and the council has not taken into account the time it would take to bring the plan to fruition. There is a lot of implications for the local area that don't seem to have been taken into account: the road network is at capacity, local amenities are not ready to take an increase in demand (no space in local primary schools). The council has provided little credibility in the assessments that due diligence had been done regarding the sites: do we need an Environmental Impact Assessment to safeguard the local Coombe Gardens ? How much would it cost to mitigate the impact of the sites on this local SNCI ? Impact on Lloyd Park? These two sites are not sustainable in the fact that they do not seem to meet the Gypsies and travellers needs. There are not enough local amenities for this community (where are the local shops they can walk to ? Where are the local doctors they can walk to ? What school would the children go to ?).

The proposed developments also compromise the future of the local area and are therefore not sustainable. There are an awful lot of issues that the council doesn't seem to have taken into account when looking at both sites of Conduit Lane and Oak Farm. The sites seem to be too big for what the travellers community express preference for. The sites are too far for local amenities that they prefer to walk to. The local road network would not be safe for moving larger vehicles. Coombe Lane is incredibly busy all day long and is too narrow to provide safe entrance and exit to larger vehicles. The visibility at the entrance and exit of the sites is not good enough to ensure there will be no accidents. The junction of Coombe Road / Oaks road and Conduit Lane is dangerous enough as it currently is.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

The council doesn't seem to have taken into account that travellers sites are generally mixed-use employment sites and does not address how commercial activities on site would be compatible with surrounding Green belt land and local SNCI. How can the council safeguard these local lands from waste materials and possible hazardous materials ?

3835/01/001/DM44.2/O	Mr & Mrs Brymer	Object	Soundness - Justified	DM44.2 661	I write in connection with the proposals for two traveller sites in South Croydon which have been identified by the Labour Council in the local plan. We are extremely concerned by this; these sites are in close proximity to where we live and we have seen the rubbish and human excrement that has been left around the area when they resided in Conduit Lane in recent years. Furthermore, an individual on the site verbally abused a family member when walking past to Coombe Gardens. Conduit Lane is used extensively by families and residents who are enjoying the footpaths and greenery of South Croydon. This is not an appropriate locality for such sites and we should be defending our green spaces from all threats, including traveller sites.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3839/01/001/DM44.2/O	Mr & Mrs Posner	Object		DM44.2 661	I have lived in Croydon for nearly 50 years and are now retired. My husband and I are upalled at the proposed plans for Croydon. We have carefully studied the letter from our MP Mr Gavin Barwell and are totally in agreement with all his suggestions. Overall, I would question whether our roads and other services would be able to cope with the proposed building ideas. To assume people will use fewer cars in the future is just plain silly. With regard to creating spaces for travellers by Coombe Wood Gardens, a brilliant and prizewinning park is totally irresponsible. The elimination of green areas by so much development would surely be injurious to the health well being and enjoyment of the citizens of Croydon. . . My husband and I as Council tax payers over many years urge the Council to re-consider their plans in detail .	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Development is on Green Belt The Croydon Plan states 'The Council will seek to protect the special character of wooded hillsides and ridges. Development that would adversely affect the character of the area ... will be refused.' (UDP Policy UD9). We feel very strongly that the character of the wooded hill side would not be maintained as there would not be space to grow trees. This development will simply add a built up area with little thought to conservation or environmental issues. The proposed new house would be visible from two areas of Green Belt: the grounds of Royal Russell School, Croham Hurst and Croham Hurst Golf Course. The Croydon Plan (UDP Policy RO6) states 'Development within or conspicuous from the Metropolitan Green Belt or Metropolitan Open Land will not be permitted if it would harm their visual amenity.' Proposed Sites should be on Brownfield or Industrial Land not Green Belt. It is very odd that the proposed two sites are not only in very close proximity to one another but they are also both in South Croydon. This creates an imbalance across the borough with all sites being proposed in the South of Croydon. We are also concerned that DCLG good practice guidance: Designing Gypsy and Traveller Sites – A Good Practice Guide, 2008 has not been followed:

- Nothing has been done to encourage community cohesion - this is being forced on local residents and will do nothing to encourage social integration.
- These are semi-rural locations and noise from vehicles will disturb residents.
- Both the proposed sites are on green belt land, as stated above and thus the proposal is NOT in accordance with existing planning policies.
- A traveller site at these locations would in no way be in keeping with the local environment of a green belt area.
- Vehicles of this size would require a suitably large turning space to allow entry and exit from the site, high traffic volumes on Coombe Road and Oaks Road often travelling in excess of the speed limit, combined with the regular movement of large slow vehicles at these locations would introduce a substantial safety risk to road users.
- There is no evidence to suggest that there has been any gypsy family who has historically resided at, or near the proposed sites. There is no evidence of local family support existing in the vicinity of these sites.

We believe that instead of both Coombe Lodge Nurseries and Coombe Farm, the Council should expand the Existing Permanent Gypsy Site in Lathams Way off Beddington Farm Road. Alternatively, Pear Tree Farm & Pear Tree Farm Cottage, Featherbed Lane should be considered.

If these are not acceptable then the Council should consider the following sites:

- 16 - Heath Clark playing fields, Stafford Road, Waddon
- 120 - Timebridge Community Centre, Field Way, New Addington
- 518 - Land adjacent to 103 Goodenough Way, The Admirals Walk, Old Coulsdon
- 522 - Wandle Road surface car park, Wandle Road, Croydon Opportunity Area
- 536 - Land of former Croydon Airport runway, south of Imperial Way, Waddon
- 552 - Land adjacent to Ashburton playing fields at rear of 2-88 Coleridge Road, Addiscombe
- 553 - By Pavilion Playing Fields, Purley Way, Waddon
- 632 - Land south of Threehalfpenny Woods, Kent Gate Way, Bridle Way, Addington
- 636 - Land west of Timebridge Community Centre, Lodge Lane, Elmside, Addington
- 767 - Cane Hill-south part, Hollymeoak Road / Portnalls Road, Coulsdon

Although a number of these following Sites may be Green Belt / Metropolitan Open Land, this should not preclude them, as they could be re-designated.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

- Where is the evidence that there is need for a site at these particular locations? This information has not been provided.  
 - When will the detailed site plans be made available? If not available at the start of the consultation period then this is surely a serious breach of government planning guidelines.

3842/00/004/DM44.2/O	Ms M de Villiers	Object	Soundness - Consistent with National	DM44.2 661	I also object to the following policies in relation to Shirley (neighbouring area to where I live):  - Both proposed traveller sites are in the Green Belt and thus inappropriate as they are in breach on the Government Policy E, in relation to Planning Policy for Traveller Sites. They are also far from public services. I suggest the existing site on Purley way is reconsidered.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3844/01/004/DM44.2/O	Lee Kirby-Walker	Object		DM44.2 661	I am writing to object to: The use of the following locations as gypsy/traveller sites; <ul style="list-style-type: none"> <li>• Coombe Farm off Oaks Road reference number 502</li> <li>• Coombe Lodge Nurseries off Conduit Lane reference number 661</li> </ul>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3846/01/001/DM44.2/O	Cllr M Gatland	Object	Soundness - Consistent with National	DM44.2 661	I wish to object to the following The use of the following as traveller or gypsy sites Coombe Lodge Nurseries site ref 661 Coombe Farm. Site ref 502 This is inappropriate development on Greenbelt.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Sites are located on the Green Belt, considered to be inappropriate development for Traveller sites (temporary or permanent) and against Government Policy ("Planning policy for traveller sites", DCLG, August 2015): the proposal to create a permanent traveller site on land designated as Green Belt land is contrary to Policy E of the Planning Policy.

Inappropriate development, harmful to the Green Belt, should only be approved in very special circumstances. There are no very special circumstances that have been, or can be, advanced to allow the use of this land (The National Planning Policy Framework makes it clear that unmet housing need (including for traveller sites) does NOT constitute exceptional circumstance). Inappropriate development is clearly harmful to the Green Belt. It is not in the surrounding community's interest for the Green Belt to be eroded - approving this application would also set a precedent and open the surrounding areas to be subject to similar planning applications.

Negative impact on the local environment and wildlife.

Inappropriate to simply weight Green Belt as one of many factors to be considered in the assessment process, rather it presents a policy objection that cannot be over-ridden in the way proposed.

To be considered deliverable, sites should be available now, and offer a suitable location for development now. The site is clearly not a suitable location for development. Plan makers have not considered the time it will take to commence development on site:

Need for infrastructure improvements (roads), need for local amenities improvement (primary school, doctor)

Plan makers have not considered the time and necessity to show due diligence in assessing the sites:

need for an Environmental Impact Assessment (this would be a schedule 2 development having significant effects on the environment and needing an EIA) need for a Local Biodiversity Action plan to determine the sensitivity of the location

Plan makers have not ensured that the process has credibility and acceptance: the bases for site criteria weightings are unclear.

Plan makers will need to provide robust, up to date evidence to support the deliverability of sites, ensuring that their judgements on deliverability are clearly and transparently set out. Plan makers have not taken the cost and time

Sustainable development is development that meets the needs of the present, without compromising the ability of future generations to meet their own needs. The proposed development does not meet the needs of the present Gypsies and Travellers needs are not addressed: not enough local amenities, sites are too big, unfit local roads.

The proposed development does compromise the future of the local area. Government planning policy is to ensure local planning authorities have due regard to the protection of local amenities and the local environment. It is likely the proposals will have an adverse effect on local businesses Coombe Wood is a Site of Nature Conservation Interest (SNCI) (List of Historical Park and Gardens 2008) and borders the proposed Coombe Lodge Nurseries site, and would be negatively impacted by the plans. Croydon Council has already recognised this in its Development Management Policies document.

The Borough Character Appraisal of 2015, the local area is listed as having special character. The proposed development is not sensitive to, and does not respect, this.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

needed to mitigate the impact of the development on the sites: Croydon Council has already recognised in its Development Management Policies document that the Site of Nature Conservation Interest (SNCI) which borders the Coombe Lodge Nurseries Site, Coombe Wood (List of Historical Park and Gardens 2008) would be negatively impacted by the proposed development.

3849/01/007/DM44.2/O	Maureen Messett	Object	DM44.2 661	I sincerely hope that my objections will be noted. I have lived in this borough for many many years and I hate seeing it gradually destroyed.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3852/01/002/DM44.2/O	Mr M Mulderry	Object	DM44.2 661	I object to this site allocation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3855/01/002/DM44.2/O	Mrs Gill Willis	Object	DM44.2 661	I cannot believe that this proposal has even made it into print. What possible benefits could the local community gain from such a move. This is a beautiful Park area where local families spend their leisure time all year. We have already had a taste of what would happen when the travellers recently parked illegally in Conduit Lane. I was walking past their lines of vans with the residents sitting on the steps watching us. As we proceeded further up the lane, we had to walk through their excrement and toilet paper. On another occasion, we could not pass because they were playing in the lane en masse and to have walked through would not have been possible. This is a community with nothing in common with the local residents who will use the Park. There can be no hope of integration. I would like to hear the rationale behind this proposal.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3858/01/010/DM44.2/O	Mr Nicholas Barnes	Object	Soundness - Justified	DM44.2 661	Having read both local plans for the Shirley area, I strongly object to all aspects in both plans, this includes the 750 new homes on Shirley Oaks Village, 35 new homes in Shrublands, the two gypsy sites at Combe Fram and Conduit Nursery and the development for up the four storeys along Wickham Raod.  None of these plans will benefit Shirley and I object to them all.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3861/01/004/DM44.2/O	Mr Neil Walker	Object		DM44.2 661	This is a greenbelt site and not appropriate for such development.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3862/01/012/DM44.2/O	Mr M Blount	Object	Soundness - Justified	DM44.2 661	I have considered details of the proposed Croydon Local Plan and have the following objections on the basis that they will: detract from the local areas, dramatically change the local areas, dramatically change the character of local areas, have a significant adverse effect on an already overloaded infrastructure, including roads, public transport, public open space, environment and emergency, health and support services.  5. I object to the three proposed provision of Traveller sites at Conduit Lane, Coombe Farm and Featherbed Lane.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3864/01/006/DM44.2/O	Pauline Morgan	Object		DM44.2 661	Policy DM44.2, Table 11.17, site 661 (p179). The council plans to create a Gypsy/Traveller site here. This is a greenbelt site, and it is not appropriate for this purpose.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3865/01/004/DM44.2/O	Ms M Kaczanowski	Object	DM44.2 661	Below is a list of our objections: 3. Policy DM 44.2, site 661 Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens - we strongly object to a site to be placed on a green belt. This will certainly have a negative environmental impact on this one and surrounding sites. Such a development will very negatively impact on character of the local area and will ultimately lead to its downgrading.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3868/01/001/DM44.2/O	Angi Pyart	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3870/01/002/DM44.2/O	Mr & Ms Fraser & Ann MacDonald	Object	DM44.2 661	We understand that there are plans to change the designation of areas of Green Belt and Metropolitan Open Land - in particular two areas identified as locations for gypsy/traveller sites at Coombe Farm and Coombe Lodge Nurseries off Conduit Lane. Such plans would fundamentally change the character of the area for the worst. We wish to register our objections to these plans since the proposals are contrary to Government policy (Policy E of Planning Policy for Traveller sites) which states that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Object Soundness - DM44.2  
Justified 661

Coombe Lodge Nurseries, Conduit Lane is Green Belt land

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Summary:

Not in line with Government planning policy on the Green Belt

Detail:

- Government planning policy with regards to traveller sites wants to ensure that plan-making and decision-taking should protect Green Belt from inappropriate development.

- The proposal to create a permanent traveller site on land designated as Green Belt land is contrary to Policy E of the Planning Policy: "Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances.". There are no very special circumstances.

- The National Planning Policy Framework makes it clear that unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within the Green Belt.

- The local character description is clearly at odds with the proposal.

- The justification acknowledges the Green Belt issue, though insufficiently, but relies on the fact that there are existing structures. These are not in fact substantial – being glasshouses – and could be said to be at least environmentally consistent with the Green Belt. But there is no very special circumstance justification proposed as required by Planning Policies.

- Approving the proposal would set a precedent and open the surrounding areas to be subject to similar development. It is not in the community's interests to allow the erosion of the green spaces surrounding the community and we object to the impact this site could have on the environment and wildlife.

In the light of these issues, it is not appropriate simply to weight Green Belt as one of many factors to be considered, but rather it presents an overarching policy objection that cannot be over-ridden in the way proposed.

The decision making process is contrary to Government guidance.

To be considered deliverable, sites should be available now, offer a suitable location for development

now and we do not believe that The Assessment and selection of sites for Gypsy and Travellers undertaken was credible.

Plan makers have not considered the time it will take to commence development on site  
need for infrastructure improvements  
– roads

There is basis for challenging the way in which this potential site has been selected.

1 Para 3.1 – Green Belt sites included for review of eligible sites “to ensure that all locations for a site considered”, but at the same time “Exclusion of sites in Croydon Metropolitan Centre and within District Centres and Strategic Industrial Locations and Conservation Areas due to viability, deliverability and impact on heritage considerations”. Is this even-handed?

4 Para 4.1 sets out the criteria and weightings. As indicated above, Green Belt with no built form is given a weighting (-10) which, though high, is not very significant given that there are 29 or 30 criteria and can easily be outweighed by other factors that are less significant in policy terms. Furthermore, Coombe Nurseries has been weighted -5 for Green Belt, in recognition of the fact that there are some structures on the site, AND has been given 5 for the fact that (in the assessor's view) such structures as there are can be converted to traveller use (if the buildings had to be demolished, on a green field site, this would have attracted -5).

1 SP2.7 on the Council's proposals to deliver 39 additional gypsy and traveller sites indicates that land will be allocated in accordance with the proposals, but that any ADDITIONAL sites that are not so allocated should meet some stated criteria, including good access to local shops and essential services and good transport access; these seem to be criteria that were excluded from the proposed allocation, suggesting that any alternative proposals would need to meet stiffer criteria. Is this fair and even-handed?

2 The bases for site criteria weightings are unclear.

Inadequate Road Access which is an issue made particularly acute because of the current traffic issues in the area

10.14 Based on survey responses, most Gypsies and Travellers living in the Croydon area would prefer small,

family sized sites. Stakeholder comments suggested that smaller sites have fewer inter-family tensions and are therefore easier to manage.

10.18 The settled community neighbouring the sites should also be involved in the consultation from an early stage. There may be scope for expanding existing sites to meet some of the need. However, the preference is for smaller sites which tend to be easier to manage.

10.19 In terms of identifying broad locations for new sites, there are a number of factors which could be considered including:

☐Social

☐School catchment areas

10.21 Gypsies and Travellers undertaking the survey also suggested that it is important that new sites are located close to amenities such as shops, schools and health facilities – the current proposal does not meet the needs identified by this criteria.

10.22 CLG (2012) guidance suggests that Local planning authorities should strictly limit new traveller site development in open countryside that is away from existing settlements

The Croydon Local Plan Note that paragraph 4.19 in referring to the need for good access to roads, states that “they often need to move larger vehicles as part of their livelihood and way of life” – this may be an assertion relevant to the assessment of sites and the narrowness of Coombe Lane.

Mixed-use employment sites restrict commercial activities on site. Use of public transport amongst Gypsies and Travellers has been noted to be low. By providing sites in more accessible locations

Pressure on public services, local school and medical facilities  
•other needs of Gypsies/Travellers are not met particular concerns for the disabled and elderly, young people A recent study states that: There is a greater incidence of ill-health amongst Gypsies and Travellers adequate services would not be are provided for Gypsies/Travellers It is widely recognised by government sources that literacy can be an issue within the Gypsy/Traveller community, -

extra pressure on local schools who are over-subscribed as it is

- Some evidence of periodic overcrowding on site – year round and at peak in winter months - Scotland

- gypsy-traveller.org - The best type of land is a 'brown field' site, The site should be close to local amenities. It is very important that the site has a safe entrance and exit. There are very strict Highway regulations about visibility at the entrance/exit to sites to ensure there is no danger of accidents and this is very important.

The objections may be summarized as:

- inappropriate use of Green Belt land
- lack of relevant amenities close to hand
- adverse effect on neighbouring businesses and leisure amenities
- site has a more appropriate use for a school
- critical increase in traffic harming the local area
- proposed site does not met the criteria as set down in the guidance

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3874/01/002/DM44.2/C Carol Winterburn

DM44.2

661

I am writing to object to:

1.the use of the following locations as gypsy and traveller sites (policy DM44.2, Table 11.17) :

Coombe Lodge Nurseries off Conduit Lane, site reference 661;  
Coombe Farm off Oaks Road, site reference 502;

Both sites are on Green Belt land, in contravention of Policy E of "Planning Policy for Traveller Sites", published by the Government in August, and in addition are in areas devoid of local amenities especially primary schooling

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

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3875/01/002/DM44.2/O Celia Baughan

Object

DM44.2

661

Gypsy/traveller site on Conduit Lane, next to Coombe Wood Gardens. Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3876/01/011/DM44.2/O	Edwina Morris	Object		DM44.2 661	<p>I object to the use of Coombe Lodge Nurseries off Conduit Lane Ref: 661 as a gypsy/traveller site.</p> <p>Both of sites 502 &amp; 661 are in the Green Belt and one of them borders on a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, August 2015, states "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development." Both sites are also some distance away from local public services, such as health and education, and from shops and other community facilities.</p> <p>All of the above proposals contravene the Croydon Local Plan's Strategic Objective 10: Improve the quality and accessibility of green space and nature, whilst protecting and enhancing biodiversity.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3877/01/001/DM44.2/O	Mrs Robin Ward	Object		DM44.2 661	<p>I am writing to object to the use of Coombe Lodge Nurseries off Conduit Lane, site reference 661 as gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b:</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3878/01/001/DM44.2/O	Imran Mahmood	Object		DM44.2 661	<p>I object to the use of the site for gypsy and traveller accommodation.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3880/01/002/DM44.2/O	Emma Bean	Object	Soundness - Justified	DM44.2 661	<p>I am writing to object to:</p> <p>1. the use of the following locations as gypsy and traveller sites:</p> <p>Coombe Lodge Nurseries off Conduit Lane, site reference 661;</p> <p>Coombe Farm off Oaks Road, site reference 502;</p> <p>as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3881/01/001/DM44.2/O	Mrs Julia White	Object	DM44.2 661	I am writing to object to the use of Coombe Lodge Nurseries off Conduit Lane, site reference 661 as gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b:	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3882/01/001/DM44.2/O	Wendy Moulton	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3883/01/004/DM44.2/O	Mrs Marilyn Arbisman	Object	DM44.2 661	Policy DM 44.- Creating a Gypsy/Travellers site in Conduit Lane would create an absolute blight on this lovely area,I cannot imagine anything more unlikely to put there,please,please don't. Also under this Policy the projected loss of Green Belt around Coombe Playing Fields and Croham Hurst is very worrying, this is one of the last remaining green areas of Croydon,and we should treasure them.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I object in the strongest possible way to the plans outlined for this development in my local area, Shirley and Addiscombe. In particular, I understand the Council has identified two locations on the edge of Shirley for gypsy/traveller sites:

- Coombe Lodge Nurseries off Conduit Lane, which is identified as suitable for 15-25 pitches (pages 468-469, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 661).

I object to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:

“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.

The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs to quadruple the number of gypsy/traveller sites in the borough, I think they should look elsewhere (for example, off the Purley Way where the existing site is).

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3885/01/008/DM44.2/O	Mrs Barbara Cumming	Object	DM44.2	<p>I understand that Council has identified two new locations on the edge of Shirely for gypsy/traveller sites:</p> <ul style="list-style-type: none"> <li>- CoombCoombe Lodge Nurseries off Conduit Lane, which is identified as suitable for 15-25 pitches.</li> </ul> <p>I object to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the green belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly @Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
3890/01/002/DM44.2/O	Kathy Coughlan	Object	DM44.2	<p>1. the use of the following locations as gypsy and traveller sites:  Coombe Lodge Nurseries off Conduit Lane, site reference 661;  Coombe Farm off Oaks Road, site reference 502;  as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and 5P2.7b;</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

3892/01/007/DM44.2/O	Ms M Bailey	Object	DM44.2 661	<p>This site is also in the green belt and according to Government Policy is deemed inappropriate. The council has gone to great expense to protect the site from mobile travellers and this seems to have been a great waste of taxpayer's money if they now allow a permanent site. The site will detrimentally affect several businesses, which make a big contribution to the local economy and also provide much needed amenity to the public. Coombe Park is a beautifully landscaped park and contains many memorials to war dead and families loved ones will be completely overwhelmed by this enormous traveller development for 75 mobile homes right next door. The huge amount of traffic going alone Conduit Lane will make access to the park from the parking bays on the other side of the road much more difficult and dangerous. These parking bays are used by the public to give easy and safe access to the beautiful park. Again the size of the site will totally overwhelm the nearest settlement of residents on Coombe Road Oaks Road and Oaks Lane.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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3893/01/012/DM44.2/O	Jan Payne	Object	DM44.2 661	<p>Coombe Lodge Nurseries off Conduit Lane reference number 661; As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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3894/01/003/DM44.2/O	Mr & Mrs Croxford & Leese	Object	DM44.2 661	We wish to object to the proposal to establish traveller sites at Coombe Lodge Nurseries ( site ref no. 661) and Coombe Farm (site reference 502). Such use of these sites would, we feel, be inappropriate in the Green Belt, and contrary to Policy SP2.7a and SP2.7b, and not consistent with Policy E of the Government's "Planning Policy for Traveller Sites". The road hazards that would be associated with such use would require additional expenditure by the Council to resolve.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3896/01/013/DM44.2/O	Mr M Veldeman	Object	DM44.2 661	Totally unacceptable that this is even being considered. Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". This is a greenbelt site, and it is not appropriate to put a traveller site here and existing residents of the area should be considered first.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3897/01/037/DM44.2/O	Cllr M Neal	Object	DM44.2 661	Site 661, Coombe Lodge Nurseries, Conduit lane. Transition Town have expressed an interest in restoring this site to a proper nursery facility, utilising the existing greenhouses for the growing of food, which would be a sustainable and appropriate activity within this green belt site;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Object	DM44.2	The sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b. Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
661		<p>I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political...consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document.</p>		

3899/02/011/DM44.2/O Ms E Rudduck

Object

DM44.2  
661

I object to the use of the following locations as gypsy/traveller site on Coombe Lodge Nurseries off Conduit Lane ref 661

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

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1. Central Government is currently reviewing the approach to providing gypsy/traveller sites and so any proposals in the local plan should be subject to future government guidance.

2. Both sites are in the Green Belt and are contrary to Government policy which says that temporary or permanent gypsy/travellers sites in the Green Belt are inappropriate development.

3. Gypsy/traveller sites in both locations are completely out of character with the immediate surroundings - parkland, private schools, hotel, playing fields, golf course, middle/high value housing.

4. Access to public transport is poor - no buses and 15 minutes to the nearest tram stop.

5. Local doctors are difficult to get into.

6. There are no government schools nearby.

7. There are no shops within reasonable distance - closest are in Croydon town centre.

8. The evaluation system used to select the two sites is highly questionable and relies on LBC views of the relative importance of each criteria and then the points given. This form of weighted scoring is useful in giving guidance but not in delivering precise conclusions. It appears as if the wishes of the gypsy/travellers have been given more importance than those of local people. It would be interesting to see which sites were selected if more weight had been given to local interests and therefore how robust the evaluation system is to changes in how the criteria are viewed and scored.

9. Both sites will inevitably have a negative impact on property values.

10. Both sites pose a perceived increased security risk in the area.

11. Re site 661 the local plan in its justification says "the gypsy and traveller site will provide no greater impact on the openness of the Green Belt and the purposes of the Green Belt than the existing buildings". Impact does not only apply to the visual impact. Even on this narrow criteria it is hard to envisage the development from gypsy/traveller sites having a similar impact as the existing use which is periodic during the day and very much related to nature. Using the site for gypsy/travellers would mean a much higher overall impact on the local area - regular access, high activity, and a use out of character with the surrounding area, particularly the Site of Nature Conservation Interest.

12. Re site 502 the comment re "no greater impact" also applies.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

The proximity to a school and existing housing means that this would have a significant impact on the character of the area in terms of increased traffic flow on a very quiet road and increased activity and noise in a very quiet area.

3904/01/002/DM44.2/O	Mr & Mrs Golbourn	Object		DM44.2 661	I am writing to object to the proposed use of Coombe Farm off Oaks Road (reference number 502) and Coombe Lodge Nurseries off Conduit Lane (reference number 661) as gypsy/traveller sites. I believe that both of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. We should not encroach on the Green Belt. Surely there must be brownfield sites that could be used instead.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3905/01/002/DM44.2/O	Mr & Mrs Kingdom OBE, JP	Object		DM44.2 661	My wife and I were distressed to learn that Croydon Council is considering opening a site for gypsies and travellers in Conduit Lane. Our main concern is using a Green Belt site for these dwellings particularly when other schemes have been turned down in the past. In addition we are concerned about the loss and /or inconvenience caused to a beautiful which is very much enjoyed by the people who visit. Finally there may be a loss or inconvenience to catering sites viz the Chateau Restaurant, the cafe in the grounds of the gardens and finally Coombe Lodge and the Premium Hotel all well used amenities in the area and sources of employment. We do wish to be branded NIMBYs but we are sure there are more appropriate sites in Croydon to fulfil these proposals and obligations.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3906/01/003/DM44.2/O	Mr & Mrs Blissett	Object	Soundness - Justified	DM44.2 661	DM44.2 Table 11.17 site 661 We oppose the proposal to create a travellers facility in this location.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3907/01/002/DM44.2/O	Mr & Mrs Foggo	Object	DM44.2 661	We are writing to object to The use of the locations (Coombe farm ref 502 and Coombe lodge nurseries drew 661) as gipsy/travellers sites. It would drastically change the area's local character (policyDM31.4). We are very concerned by these plans and it is our opinion that these areas don't suit for travellers sites at all.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3918/01/002/DM44.2/O	Mr & Mrs Willis	Object	DM44.2 661	I strongly object to these proposals as they would both be in the Green Belt and one of them borders a site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Therefore the Council's approach is clearly in breach of that policy. The Council should instead consider expanding the existing site off the Purley Way.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I am writing my objections development on the following sites as a resident as well as in my capacity as Warden of Croydon Ecology Centre. The sites are in areas that are essential foraging grounds for wildlife, including badgers, which are a protected species. I believe that they are also all on Green Belt Land. I realise that local authorities are being given new powers that allows them to build on parts of Green Belt Land, but I sincerely believe that this will be a terrible mistake, for which future generations will not thank us. These sites are also part of one of the very few large stretches of open green spaces so close to the centre of Croydon, which makes an huge difference to the air quality in our town and to the visual aspect thereof. There is ample evidence to prove that these green urban spaces are essential for the mental well-being of crowded cities. All the open green spaces are there for the benefit of all Croydon's residents and those visiting our Borough, by building on them you are taking away this right from people all over the Borough. Please think again and make use of brown field sites instead. By using brown field sites you have the opportunity improve those sites with well planned and laid out housing and amenities. Coombe Lodge Nurseries would be better kept for the day when Croydon Council start to use it again as a nursery. This would save so much money, instead of paying out large sums annually on bedding plants. It could also be used as an extension to Coombe Woods Park. Part of it could be used as Saffron Farm and community garden or new allotments.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

The Council is clearly in breach of "Policy E of Planning Policy for Traveller Sites", published by the Government in August 2015 stating "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Local Development Framework policy states: "There are some policy differences in national planning guidance that reflect the nature of the use, for example sites for Gypsies and Travellers can be found in the countryside. However, Green Belt policy also applies and Gypsy and Traveller sites in the Green Belt are normally inappropriate development. Alternatives should be explored. The size of the proposed sites Coombe Farm is 15-20 pitches and Coombe Nurseries 15-25, both exceeds the governments' guidelines - Designing Gypsy and Traveller Sites- Good Practice Guide states sites should not exceed 15 pitches. The Gypsy, Traveller representatives have stated in Government guidelines that sites should not be located too close together due to conflict issues within their social community. Coombe Farm and Coombe Nurseries are situated within yards of each other and are, therefore, unsuitable. It is also worth noting that the existing permanent site at Latham's Way was originally sanctioned for 15 pitches but has enlarged by a further 4 pitches to 19. The Local Residents are fearful of further site expansion and the option of a temporary site provision added to the permanent proposed sites at Coombe Farm and Coombe Nurseries which have already exceeded the recommended volume. Can the Council define the time period on temporary / emergency stopping places/sites, is the 28 days limit on the total use of this land over a yearly period or is it 28 days per Gypsy and Travellers passing through? If the latter is true then the Local Residents could see this land being occupied on a continuous basis although not by the same people so cohesion with the Local Community will be further restricted. Please can the Council be clear and state if the sites will be managed directly by the Council or by a Private Management company? Will the ownership of both sites be under the same Company? Why have the Council contradicted the GLG guide lines and weighted Privacy highly on the scoring methodology for Travellers and Gypsy sites as this sways the scoring on Coombe Farm unfairly but does not take into consideration Local Residents Privacy rights? This site is

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

already owned by the Council so no purchase costs involved. It has a lower risk of the site being exposed to unauthorised encampments due to its enclosed boundaries. Access to the site will be problematic with increased traffic danger to an outdated crossing will still apply. The detrimental affect on Local Businesses also applies. I believe all Local Businesses have lodged their objections due to the nature of their countryside selling point. The Nursery site could be a great revenue earner for the Council. Allotments are a rare opportunity for Londoners. The existing greenhouses could be rented out to encourage the building of local communities, encouraging educational and healthy activities. This would be a huge advantage for the people who live in small flats to grow their own produce. I could see this spot being ideal for small growers to sell directly to Croydon residents. This will then attract and boost the existing businesses, bringing more people to enjoy the public gardens, Lloyd Park and the woods of the beautiful Addington Hills. With the intense regeneration program now being realised within central Croydon- residential flats converted from empty office blocks, increase of commercial premises such as the planned Westfield development, it is hugely important that Croydon Council recognises the future need to keep the integrity of this amazing nature conservation area, its adjoining Green Belt land which leads onto Lloyd Park. This space is for the enjoyment of all Croydon's population and a great tourist attraction who can enjoy the precious natural wildlife environment situated within the M25. This will need to become more apparent as Croydon is embraced into Central London, keeping the integrity of this unspoilt area will provide a unique attraction to Londoners and Croydon residents seeking country walks and open space. We must fight to continue to sustain the precious natural wildlife for everyone to benefit. The area is accessible to many as it's already serviced by a fantastic variety of public transport links to and from many parts of London.

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3929/01/002/DM44.2/O	Messrs Crawford & Armstrong	Object	Soundness - Justified	DM44.2 661	<p>Coombe Lodge Nurseries site reference 661</p> <p>This site is also in a green belt area and for reasons as described above this proposal would be in contravention of national guidelines.</p> <p>Again the Council has gone to great expense to protect this area, removing travellers from this site and using Council Tax income to do so.</p> <p>The only public transport near this location is the tram which is oversubscribed during peak times. There are no shops, schools or public amenities such as medical centres within walking distance and minimal public footpaths on either side of the road.</p> <p>Adjacent to both of these sites are a beautiful landscaped park and an area of outstanding beauty, home to many species of wild life with unparalleled open green spaces sorely lacking in other parts of South East London.</p> <p>We understand that there is an existing travellers site in the Purley Way that is underused and feel that the energy would be better expended in improving the facilities at this site, which is far better services by public transport et.</p> <p>We strongly object tot the plans for a permanent travellers sit at both of the above locations for the reasons given.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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3933/01/012/DM44.2/O	Mr & Mrs Thacker	Object	DM44.2 661	<p>Coombe Lodge Nurseries off Conduit Lane reference number 661;</p> <p>As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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3939/01/004/DM44.2/O	Seema Jain	Object	DM44.2 661		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3939/01/003/DM44.2/O	Seema Jain	Object	DM44.2 661	Incorrect calculation in selection criteria for site 661 and 502. If site is in Green Belt/MOL built form then it is marked as Amber/Orange which means a score of -5, +5 has been used which increase the rating by 10 points. Error in calculating site access for 661: There are cars parked on that road and the entrance is through a very busy main road. The site cannot have a rating of "+5". It should be -2. That is a difference of 7 rating points.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3940/01/005/DM44.2/O	Shirley Shephard	Object	DM44.2 661	Policy DM44.2, Table 11.17, site 661 (p179). The council plans to create a Gypsy/Traveller site here. This is a greenbelt site, and it is not appropriate to put a traveller site here. Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, says very clearly: 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3941/01/006/DM44.2/O	Mr Frances Sell	Object	DM44.2 661	This is a green belt site and is not suitable for a traveller purpose. Government statements have stated greenbelt is not suitable for this purpose	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3942/01/012/DM44.2/O	Mr Scott Hunter	Object	DM44.2 661	Coombe Lodge Nurseries off Conduit Lane reference number 661; As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3943/01/012/DM44.2/O	Mr Steve Murray	Object	DM44.2 661	Coombe Lodge Nurseries off Conduit Lane reference number 661; As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3944/01/002/DM44.2/O	Mr & Ms Gin Pang & D'Archambaud	Object	DM44.2 661	We object to Policy DM44 table 11, 17 site 661 on page 179 - traveller sites temporary or otherwise are inappropriate in the green belt	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3945/01/001/DM44.2/O	Mr & Mrs Isaac	Object	DM44.2 661	We are writing to object to the above proposals. We have grown up in South Croydon and have been regular visitors to Coombe Wood and gardens, and now with our young daughter. This green belt refuge in dense suburban Croydon would suffer great from any development in Conduit Lane. A traveller site would be inappropriate and adversely affect the character of this special environment. We understand that there are always competing demands and needs for the council to meet in the borough but please recognise the amenity value of precious green areas in Croydon, that would be lost to future generations by insensitive development.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3951/01/001/DM44.2/O	Mrs Haywood	Object	DM44.2 661	<p>1. This site is in the Green belt and according to Government Policy is deemed inappropriate.</p> <p>2. the council has gone to great expense to protect the site from mobile travellers and this seems to have been a great waste of taxpayers money if they now allow a permanent site.</p> <p>3. Several business which make a big contribution to the local economy and also provide much needed amenity to the public will be detrimentally affected by the site</p> <p>4. Coombe park which is beautiful landscape park and contains many memorials to war dead and families loved ones will be completely overwhelmed by this enormous traveller development for up to 75 mobile homes right next door. The huge amount of traffic going along Conduit Lane will make access to the park from the parking bays on the other side of the road much more difficult and dangerous.</p> <p>5. Again the size of the site will totally overwhelm the nearest settlement of residents, and I am of one of them, I only brought my home a year ago, and if there had been a traveller development there then i would have not purchased the property. And I don't want to have to move from this area. From when travellers that got access to the field opposite Lloyds park a few months ago and the state they left the field in was awful. South croydon is such a lovely area to live in, very quiet with beautiful parks and this should not be ruined. And from point 2 what would have been the point of spending all the money to keep them away then giving them place that we have trying to protect would be such a waste.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3957/01/003/DM44.2/O	Mrs P Lamb	Object	DM44.2 661	<p>I wish to appeal against the proposed Traveller Sites in Coombe Farm, off Oaks Road, and Coombe Lodge Nurseries off Conduit Lane.</p> <p>As a resident of Oaks Road for over 20 years, I find this proposal extremely poorly planned. This is a Green Belt area, of which I believe, building is not permitted. Also, an area of Nature Conservation Interest.</p> <p>We have had the misfortune several times over the years, of travellers stopping in this area. We have had to put up with noise, litter, and general bad behaviour, including theft from our property.</p> <p>Since Labour have come into power at the council, the litter collection has been severely depleted, leaving our beautiful road a mess. I fear the unwanted traveller sites would only make things worse.</p> <p>Has anyone checked that the entrance to the site from Oaks Road is extremely narrow, and NOT suitable for large caravans to enter or leave?</p> <p>Also, the transport links from that area are poor.</p> <p>I suggest this is political, as the sites chosen are in a Conservative held part of the borough.</p> <p>Please look again at your proposals, and not attempt to damage one of the few remaining green and pleasant parts of this borough.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3960/01/005/DM44.2/O	Mrs R Jennings	Object	DM44.2 661	<p>Policy DM44.2 - Gypsy traveller site on green belt - not appropriate - Policy E of Government Planning Policy for traveller sites states that traveller sites, temporary to permanent are not permitted.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3972/01/002/DM44.2/O	Mr & Mrs N Patel	Object	DM44.2 661	<p>The site is in a Green belt area and according to Government policy is deemed inappropriate. The council has gone to great expense to protect the site from travellers and it would be a waste of taxpayers money if a permanent site was allowed. The size of the site will overwhelm the nearest residents.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Object	Soundness - Justified	DM44.2 661	Coombe Lodge Nurseries, ref. 661;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
			<p>This site would also constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;</p> <p>Several businesses which make a big contribution to the local economy and also provide much needed amenity to the public will be detrimentally affected by the site. We have heard from local residents that some gypsies have been threatening staff in a small café near the site. They will not objecting now for fear of reprisal. We have three young children and would not take them to Lloyd Park or Coombe Woods if this traveller site was allowed to go ahead. Many local residents we have spoken would do the same, for the safety of their children. We have a friend living near a gypsy site and they are constantly causing trouble in parks and residents are continually being threatened with physical and verbal abuse. This behaviour is totally unacceptable.</p> <p>Gypsies and Travellers often express their preference to be within walking distance of shops/ health centres/ schools/ local amenities. The proposed sites are not close to any of these. The proposed sites go against Gypsies and Travellers preferences and against environment and climate initiatives by promoting the use of their own vehicles for daily life.</p> <p>Coombe Wood is a Site of Nature Conservation Interest (SNCI) (List of Historical Park and Gardens 2008) and borders the proposed Coombe Lodge Nurseries site, and would be negatively impacted by the plans.</p> <p>Coombe Woods is a beautiful park and this massive traveller development would cause a huge amount of traffic going along Conduit Lane, Coombe Road and Oaks Road. This would make parking on the Conduit Lane and the other side of the road more difficult and very dangerous. These parking bays are used by families and the very old to give them easy access to the park.</p> <p>Also, the size of the site would totally overwhelm the nearest settlement of residents on Coombe Road, Oaks Road and Oaks Lane.</p>		

3978/01/003/DM44.2/O	Ms S Ikpa	Object		DM44.2 661	I am a Croydon resident and am writing to object to the use of the following locations as gypsey and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661. policy number DM44: and Coombe Farm off Oaks Road, site reference number 502. policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy 5P2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3979/01/003/DM44.2/O	Ms Olive Anne Bowyer	Object	Soundness - Justified	DM44.2 661	Ref. 502. Proposed sites for gypsy/travellers in Green belt land. Government policy published in August says very clearly "travellers sites (temporary or permanent) in the Green Belt are inappropriate development ". This is in breach of this policy. Coombe farm and Ref. 755 Featherbed Lane (Peartree Farm Cottage near to Hutchingsons Nature Reserve) are all Green Belt.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3982/01/009/DM44.2/O	Mr & Mrs Smith	Object		DM44.2 661	We are strongly against the planning ideas you have over green spaces. Please add these six against to planning ideas with references below  DM40.1 DM2 40.4 DM44.2 DM28 DM31.4	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3986/01/003/DM44.2/O	Mr & Mrs Crane	Object	Soundness - Justified	DM44.2 661	<p>We are life long residents of Croydon. With reference to the local plan we would like to object to the following proposals:</p> <ul style="list-style-type: none"> <li>•DM40.1 - A skyscraper in Purley is total out of character for the town. Purley needs development but this is not the way to go about it.</li> <li>•DM40.4 - Purley Pool - whilst not objecting to this area being redeveloped it should include a swimming pool. Our children learnt to swim here and it is an important facility to the community. For instance our Farther uses it regularly. It has been vital to maintaining his health and he would not be able to travel to more distant pools.</li> <li>•DM44.2 - It is not appropriate to have a travellers site on green belt land. We believe it is important to protect all Green Belt land from development</li> <li>•DM31.4 - We are opposed to the intensification of these areas.</li> </ul>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3989/01/003/DM44.2/O	Mr & Mrs Thomas	Object	Soundness - Consistent with National	DM44.2 661	<p>Please can I object to the Labour Councils plans to build Gypsy/ Traveller Sites in the Green Belt. Why is this Council determined to concrete over the leafy / green areas of Croydon ? We do not need Traveller encampments anywhere near Pear Tree Farm or in Featherbed Lane. There are enough brownfield sites in the Borough for these camps to be built.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3995/01/002/DM44.2/O	Mr & Mrs Jarrett	Object		DM44.2 661	<p>We strongly object to any alteration of properties on Forestdale which would prove to be unsightly also the proposed sites on Featherbed Lane and Conduit Lane. We are a green belt area!!! Please let it stay that way.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

3997/01/009/DM44.2/O Mr P Fitzpatrick	Object	Soundness - Justified	DM44.2 661	<p>I am formally objecting to:</p> <p>3. the use of the following locations as gypsy / traveller sights:</p> <p>Coombe Farm off Oaks Road REFERENCE NUMBER 502;</p> <p>Coombe Lodge Nurseries off Conduit Lane REFERENCE NUMBER 661; and</p> <p>Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane REFERENCE NUMBER 755;</p> <p>As the Council acknowledges all three of these sites are in the Green Belt and one of them borders on a Site of Nature Conservation Interest. Policy E of "Planning Policy for Traveller Sites", published by the Government in August says very clearly</p> <p>"Traveller Sites (temporary or permanent) in the Green Belt are inappropriate Development"</p> <p>The Council's approach is clearly in breach of the policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Healthfield ward, one just over the border in Croham). Why has Healthfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy / traveller sites in the borough - which I would question - they should look elsewhere (for example off the Purley Way where the existing site is).</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
3998/01/004/DM44.2/O Mr P Skuse	Object		DM44.2 661	<p>I personally object to some of the proposals - The Local Plan Policy DM44.2, Table 11.17, site 661 (p179). The council plans to create a Gypsy/Traveller site here on a greenbelt site, which is extremely inappropriate especially as it would be impossible to prevent any spoiling of Coombe Wood garden and woodland by occupants of such a site. The garden and associated land are a delight which should not risk further vandal damage!</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4002/01/009/DM44.2/O	Mr & Mrs Turner	Object		DM44.2 661	We are writing to object to the following sites for housing and traveller sites. (661)		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4007/01/003/DM44.2/O	Mr R Horton	Object		DM44.2 661	I wish to log my objection to the two large gypsy/travellers site in Coombe Farm and the Conduit Nursery of Coombe Road.		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4010/01/008/DM44.2/O	Mr R Morley-Smith	Object	Soundness - Justified	DM44.2 661	<p>Happy for the Council to replace under-used garages with much-needed homes, but will be objecting to building on precious open space.</p> <p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4014/01/004/DM44.2/O	Mr R Swatton	Object		DM44.2 661	<p>Policy DM42 (note: policy reference is incorrect in representation), Table 11.17</p> <p>To endeavour to establish "Gypsy/Travellers site on this land contravenes Government policy for Greenbelt sites.</p> <p>And due to it's nature this site is totally inappropriate for this area and will have a significant impact on local residents.</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4015/01/002/DM44.2/O	Mr R Thurlow	Object		DM44.2 661	Conduit Lane and Coombe Farm sites are on greenbelt land. Government policy states "Traveller sites temporary or permanent in the Greenbelt are inappropriate developments". As well as damaging the local environment, there are not sufficient local amenities to cope with two traveller sites in close proximity.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4016/01/002/DM44.2/O	Mr R Toomey	Object		DM44.2 661	I would like to object to use of the following sites; Coombe lodge Nurseries, site reference 661 Coombe Farm site reference 502. Both these sites are Green Belt. Also the whole character of the area would change. The doctors surgeries are already overcrowded as are dentists and hospitals. The schools in the area are at bursting point. I use the trams and they are also overcrowded especially during the rush hour. If the Green belt site is de designated this could be the start of many more. There are other sites in Croydon that are not Green Belt. Why can't existing sites be expanded? I hope you take my views into consideration as everybody that I know in the area is of the same view. Yours faithfully,	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4018/01/004/DM44.2/O	Ms R Magee	Object		DM44.2 661	Proposed Gypsy/Traveller sites proposed for Addiscombe and East Croydon, Addington, Forresdale and Addington and Shirley - This sounds like a dreadful idea. I strongly object to the above proposal – This is a dreadful idea and surely anyone with any love or concern for Croydon would also object strongly.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4019/01/002/DM44.2/O	Mr R Appadu	Object	Soundness - Justified	DM44.2 661	I would like to lodge my objection to the use of this location as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4020/01/002/DM44.2/O	Mr & Mrs Smith	Object		DM44.2 661	<p>I wish to object to the proposed 'Permanent Gypsy &amp; Traveller sites in:</p> <p>Coombe lodge nurseries, conduit lane, coombe road, south Croydon – ref 661 &amp; Coombe farm, oaks road, Shirley – ref 502</p> <p>My main reasons for objecting are that this land is Green belt and we only recently moved to our home in this area due to the fact that we did have this open land, of which at least the green belt we had been lead to believe was 'protected' from development of or for other uses such as permanent homes or structures. I strongly believe that the proposals would be an inappropriate use of Green Belt land and would also actually be against the government's policy for Traveller sites, DCLG aug 2015. I believe any site proposal should look instead at Brownfield or Industrial land.</p> <p>Alternatively, I feel it is much more logical to expand existing permanent Gypsy sites in Lanthams Way off Beddington Farm Road. Other alternatives which would in our view be much more appropriate use of land would be: the land of the former Croydon Airport runway south of Imperial Way, Waddon ref 536 or Cane Hill-south part, Hollymeoak Road/Portnalls Road Coulsdon ref 767.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4022/01/010/DM44.2/O	Mr & Mrs Ewin	Object	Soundness - Justified	DM44.2 661	<p>Objection to Croydon Council's proposal to provide sites for travellers &amp; the building of houses, etc on green land in Shirley &amp; other areas.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4023/02/001/DM44.2/O	Ms S Amin	Object		DM44.2 661	<p>I am writing to object to the use of the location of site 661 as a gypsy and traveller site. The site would constitute in appropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4024/01/001/DM44.2/O	Ms S Bailey	Object		DM44.2 661	<p>I register an objection to both of these proposals on the following grounds. Both are acknowledged to be in the Green Belt and the proposal is contrary to Policy E of Planning Policy for Traveller Sites which was published by the government in August 2015, which says "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". One of the sites adjoins a Site of Nature Conservation Interest, which would suffer detrimentally as a result of this proposed development and the impact on such a site should be a criteria when assessing potential locations. A lack of suitable criteria, not to have an unacceptable adverse impact on biodiversity, have been used when looking at potential locations which has resulted in the rather perverse selection of two sites in the Green Belt. It seems turning green belt in to a gypsy / traveller site can only have an impact on biodiversity. Additional criteria should also be utilised, including:</p> <ul style="list-style-type: none"> <li>- Not in the Green Belt.</li> <li>- Does not impact upon important open spaces such as a Sites of Nature Conservation Interest / Areas of Outstanding Natural Beauty / SSSI's or other protected locations.</li> <li>- Residential properties or other recreational areas, such as parks and gardens, will not be impacted by the "setting" of gypsy / traveller sites.</li> <li>- Existing services (water, sewerage, highways) and other public services are already in place and easy to access.</li> </ul> <p>Suitable alternatives have not been considered. Even a cursory drive around the area of the existing gypsy / traveller site will reveal much more suitable locations in close proximity to existing facilities.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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4026/01/002/DM44.2/O	Mr S Dhanda	Object	Soundness - Justified	DM44.2 661	<p>The use of land to provide pitches at Coombe Farm, Oaks Road or Coombe Lodge Nurseries, Conduit Lane is entirely out of keeping with the character of those areas. Why ruin such beautiful areas so close to central Croydon for future generations? Once gone, that land will be gone forever. We should treasure areas such as these and put them to a much more appropriate use in keeping with the use of similar surrounding land. Housing/Residential/Pitches are not good uses of this land.</p>	The only real alternative if there has to be one is at Pear Tree Farm, Featherbed Lane where there already exists a large scale housing development and appropriate facilities including schools, transport and infrastructure nearby.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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4027/01/001/DM44.2/O	Debby Stanhope	Object		DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4028/01/002/DM44.2/O	Mrs S Dixon	Object	Soundness - Justified	DM44.2 661	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4029/01/003/DM44.2/O	Mr Islam Hameed	Object		DM44.2 661	SP2.7 makes no mention of impact on the surroundings of the site and nearby residents. Accordingly, an additional criterion should be added 'f.Must be entirely acceptable in relation to its impact on nearby public spaces and residents and businesses in the area.' If this were included the proposals Ref 502, Coombe Farm, and Ref 661, Coombe Lodge Nurseries, would immediately be seen to be inappropriate. Coombe Lodge Nursery is by the lovely gardens of Coombe Wood with its popular tea room and wooded area. Coombe Farm is green belt land in Lloyd Park, left to the people of Croydon by the Lloyd family and where families enjoy the open space, kids play in the play area, joggers, dog walkers and of other walkers exercise, spots are played, families snack in the cafe and everyone feels reasonably safe".	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4031/01/004/DM44.2/O	Mr S Juggoo	Object	DM44.2 661	<p>As a resident in the area, I am writing to object to, the use of the following locations as gypsy and traveller sites;</p> <p>a) Coombe Lodge Nurseries off Conduit Lane, site reference 661  b) Coombe Farm off Oaks Road, site reference 502</p> <p>as above sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7A and SP2.7B;</p> <p>The de-designation of: Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid.</p> <p>These proposals are clearly harmful for the Green Belt and would have a negative impact on the environment and wildlife in Coombe Wood, Shirley Hills and Lloyd Park. It would create a precedent for further erosion of our valuable local amenity. Coombe Road and Coombe Lane are already very busy roads and one of the main arteries into the town centre. The additional traffic emanating from these two sites, without significant road improvements, would exacerbate the traffic congestion, not to mention the additional pressure on the already stretched local services such as schooling and general practitioners. The access roads to these proposed sites are clearly unsuitable for the larger vehicles that this community use as part of their livelihood and way of life. The junctions at Coombe Road, Oaks Road and Conduit Lane are already dangerous for vehicles and this area has the potential with this proposal to become a major accident black spot without significant very costly improvements to the local road network.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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4032/01/007/DM44.2/O	Ms S Lawson	Object	DM44.2 661	<p>I strongly object to this policy and the plan to create a traveller site at this location as it is a greenbelt site and not appropriate for this purpose, as per Policy E of (Planning Policy for Traveller Sites).</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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4034/01/003/DM44.2/O	Ms S Quay	Object		DM44.2 661	This is a greenbelt site and is therefore not suitable for a gypsy site.		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4036/01/008/DM44.2/O	Ms S Wheeler-Kiley	Object	Soundness - Justified	DM44.2 661	<p>Happy for the Council to replace under-used garages with much-needed homes, but will be objecting to building on precious open space.</p> <p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4043/01/007/DM44.2/O	Ms S Rhys-Davies	Object		DM44.2 661	<p>Reasons for objecting:</p> <ol style="list-style-type: none"> <li>1) It will be detrimental to the amenities of adjoining owners</li> <li>2) It is an inappropriate use of Green Belt land</li> <li>3) Sites that are located on the Green Belt are considered to be inappropriate development for Traveller sites (temporary or permanent) and are against government policy (Planning policy for Traveller Sites, DCLG August 2015)</li> <li>4) There are a lack of appropriate amenities close at hand</li> <li>5) There is insufficient local infrastructure to accommodate the plans</li> <li>6) Selection of proposed sites should have a bias towards brownfield or industrial land, not Green Belt</li> <li>7) the existing permanent site in Lathams Way off Bedding Farm Road could be expanded</li> </ol>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4043/01/004/DM44.2/O	Ms S Rhys-Davies	Object	DM44.2 661	<p>Reasons for objecting:</p> <ol style="list-style-type: none"> <li>1) It will be detrimental to the amenities of adjoining owners</li> <li>2) It is an inappropriate use of Green Belt land</li> <li>3) Sites that are located on the Green Belt are considered to be inappropriate development for Traveller sites (temporary or permanent) and are against government policy (Planning policy for Traveller Sites, DCLG August 2015)</li> <li>4) There are a lack of appropriate amenities close at hand</li> <li>5) There is insufficient local infrastructure to accommodate the plans</li> <li>6) Selection of proposed sites should have a bias towards brownfield or industrial land, not Green Belt</li> <li>7) the existing permanent site in Lathams Way off Bedding Farm Road could be expanded</li> </ol> <p>Alternative suggestions for sites: Site reference no: 661: Coombe Lodge Nurseries, Conduit Lane, Coombe Road, South Croydon CR0 5RQ</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4045/01/003/DM44.2/O	Mr S Maniar	Object	DM44.2 661	<p>I object as it would be: 1) Detrimental to the amenities of adjoining owners, 2) Insufficient local infrastructure to accommodate the plan, 3) Inappropriate use of green belt land.</p> <p>Alternative suggested sites: 1) 536: Land of Former Croydon Airport runway, South of Imperial Way, Waddon - 2) 767-Cane Hill-south Part, Hollymeok Raod, Portnails Road, Coulsdon.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I would like to register my strong objection to the Council's proposals for the consideration of Coombe Farm and Coombe Lodge Nurseries as gypsy/traveller as stated in the above documents and reference numbers. The sites are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:

"Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".

The Council's proposals would be in breach of that policy. In addition to this policy breach, these sites are surrounded by parks which are regularly enjoyed by many local residents (including myself) for their natural beauty and relaxing environments. Their positive contributions to our well-being cannot be underestimated and will be significantly impacted by your proposals. It is therefore hard to imagine why such sites have even been considered at all, or in preference to other sites in the Council's document 'Assessment and selection of sites for Gypsy and Travellers August 2015'. The scoring method applied is rather confusing. For example, the GB/MOL criteria in the table in section 4.1 has the possible scores of -10, -5 or +10, yet the two references above have been given a GB/MOL score of 5, which is detrimental to their overall score. I would be grateful if the Council could reconsider its plans. Please explain regarding the issues raised around the above objections.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:

1. de-designation of the Metropolitan Open Land around Shirley Oaks Village;

2. the use of the following five sites for housing:

- land at Poppy Lane reference number 128;

- Stroud Green Pumping Station, 140 Primrose Lane reference number 504;

- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;

- land to the west of Shirley Oaks Road reference number 542; and

- land to the rear of 5-13 Honeysuckle Gardens reference number 548.

If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?

3. the use of the following locations as gypsy/traveller sites:

- Coombe Farm off Oaks Road reference number 502;

- Coombe Lodge Nurseries off Conduit Lane reference number 661; and

- Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;

As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

of Nature Conservation Interest.  
Policy E of Planning Policy for  
Traveller Sites, published by the  
Government in August, says very  
clearly:

“Traveller sites (temporary or  
permanent) in the Green Belt are  
inappropriate development”.

The Council's approach is clearly in  
breach of that policy. All three sites  
are also some distance from public  
services and they are all in the same  
part of the borough (two are in  
Heathfield ward, one just over the  
border in Croham). Why has  
Heathfield been singled out in this  
way? If the Council really needs, as  
it claims, to quadruple the number of  
gypsy/traveller sites in the borough -  
which I would question - they should  
look elsewhere (for example, off the  
Purley Way where the existing site is);

4.focussed intensification associated  
with gradual change of an area's  
local character under Policy DM31.4  
of the Shirley Road Shopping  
Parade, Shirley local centre and  
Forestdale. Shirley Road Shopping  
Parade is surely worthy of protecting  
rather than replacing with medium-  
rise blocks? Shirley local centre is  
defined not just as a stretch of the  
Wickham Road (where some  
intensification may be appropriate)  
but Ridgemount Avenue, Wickham  
Avenue, Peregrine Gardens, West  
Way Gardens, the northern section of  
Hartland Way and the western parts  
of Bennetts Way and Devonshire  
Way. Replacing the largely semi-  
detached buildings in these  
residential roads with medium-rise  
blocks would completely change the  
character of Shirley. Replacing the  
largely terraced housing and small  
blocks of flats in Forestdale with  
medium-sized blocks would  
completely change that area too;

5.Policy DM2 on development on  
garden land, which is too subjective  
and therefore too weak. There  
should be a much stronger  
presumption against development on  
garden land; and

6.Policy DM28, which should allow  
higher levels of parking in  
developments of low public transport  
accessibility. Restricting parking  
spaces in such areas doesn't lead to  
fewer people owning their own car; it  
just leads to greater competition for  
existing spaces.

4051/01/009/DM44.2/O	Mr Matt Knight	Object	DM44.2 661	I object to the use of the site as a traveller site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4054/01/002/DM44.2/O	Mr & Mrs Shah	Object	DM44.2 661	<p>We would like to notify you of our objection to the proposed traveller sites at Coombe Farm off Oaks Road and Coombe Lodge Nurseries off Conduit Lane, as described in your consultation on the detailed policies and proposals for The Croydon Local Plan.</p> <p>We understand that there are plans to change the designation of areas of Green Belt and Metropolitan Open Land. Specifically, we understand that the Council have identified two locations in the Shirley area for gypsy/traveller sites at Coombe Farm off Oaks Road and Coombe Lodge Nurseries off Conduit Lane.</p> <p>We wish to object to the Council's proposals as both these sites are in the Green Belt and the proposals are contrary to Government policy (Policy E of Planning Policy for Traveller Sites) which states "Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development". Clearly the Council's approach is in breach of this policy.</p> <p>It is also our understanding that one of these proposed locations for gypsy/traveller sites borders a Site for Nature Conservation Interest. Also both these proposed sites are some distance away from public services.</p> <p>It is our view that the proposals will change the character of our area very much for the worse.</p> <p>In the circumstances, these proposals should not be approved.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4054/01/004/DM44.2/C Mr & Mrs Shah

DM44.2

Change

661

We would like to notify you of our objection to the proposed traveller sites at Coombe Farm off Oaks Road and Coombe Lodge Nurseries off Conduit Lane, as described in your consultation on the detailed policies and proposals for The Croydon Local Plan.

We understand that there are plans to change the designation of areas of Green Belt and Metropolitan Open Land. Specifically, we understand that the Council have identified two locations in the Shirley area for gypsy/traveller sites at Coombe Farm off Oaks Road and Coombe Lodge Nurseries off Conduit Lane.

We wish to object to the Council's proposals as both these sites are in the Green Belt and the proposals are contrary to Government policy (Policy E of Planning Policy for Traveller Sites) which states "Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development". Clearly the Council's approach is in breach of this policy.

It is also our understanding that one of these proposed locations for gypsy/traveller sites borders a Site for Nature Conservation Interest. Also both these proposed sites are some distance away from public services.

It is our view that the proposals will change the character of our area very much for the worse.

In the circumstances, these proposals should not be approved.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4056/01/003/DM44.2/O Mr & Mrs Ferguson

Object

DM44.2

Change

661

We are writing to object to:  
1. the use of the following locations as gypsy and traveller sites:  
Coombe Lodge Nurseries off Conduit Lane, site reference 661;  
Coombe Farm off Oaks Road, site reference 502;  
because both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b:

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4058/01/012/DM44.2/O	Mrs Mary Gray	Object	DM44.2 661	Coombe Lodge Nurseries off Conduit Lane reference number 661; As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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4059/01/012/DM44.2/O	Shirley Lidbury	Object	DM44.2 661	Coombe Lodge Nurseries off Conduit Lane reference number 661; As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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4062/01/012/DM44.2/O	Mr & Mrs Keith & Susan Hobbs	Object		DM44.2 661	Coombe Lodge Nurseries off Conduit Lane reference number 661; As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4063/01/007/DM44.2/O	Mr & Mrs Whitehead	Object	Soundness - Justified	DM44.2 661	We also wish to object to the plans for traveller sites around the Coombe Lane and Oaks Road areas. We have seen first hand what travellers have done to an area of land. In a matter of two days we had piles of rubble, plastic and human waste on the open land to the rear of us. The residents of Shirley Oaks were forced to pay for the cleanup, on two separate occasions. Groups have repeated this mess in numerous places around Shirley over the last few years and have no respect for the area, so why should we create space for them at our expense.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4064/01/007/DM44.2/O	Mr Gregory Boyce	Object		DM44.2 661	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4065/01/012/DM44.2/O	Mr Clive Jarvis	Object	DM44.2 661	Coombe Lodge Nurseries off Conduit Lane reference number 661; As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4066/01/001/DM44.2/O	Dr Chandra Pawa	Object	DM44.2 661	I am a Croydon resident and am writing to object to the use of Coombe Lodge Nurseries off Conduit Lane, site reference number 661, policy number DM44 as a gypsey and traveller site □ This site is in the Green Belt, with one bordering a site of Nature Conservation. The proposed use would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way. In additionsites 661 and 502 does not have easy access to local schools, healthcare, retail and other amenities; the vehicular access into these sites is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4067/01/012/DM44.2/O	Mrs Marilyn Loader	Object	DM44.2 661	Coombe Lodge Nurseries off Conduit Lane reference number 661; As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4069/01/001/DM44.2/O	Dr Kenneth Lim	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4070/01/001/DM44.2/O	Ann McEvaddy	Object	DM44.2 661	I am writing to object to the use of Coombe Lodge Nurseries off Conduit Lane, site reference 661 as gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b:	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4071/01/007/DM44.2/O	Mr & Mrs Tross	Object	DM44.2 661	Given the existing levels of brownfield sites in the area, these should be exhausted before encroaching on areas that would significantly alter the character of the area.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4072/01/002/DM44.2/O	Dr Abia Afsar-Siddiqui	Object	DM44.2 661	am writing to object to the use of the following locations as gypsy and traveller sites at Coombe Lodge Nurseries off Conduit Lane, site reference 661 and Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4072/01/007/DM44.2/O	Dr Abia Afsar-Siddiqui	Object	DM44.2 661	I am writing to object to the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4073/01/001/DM44.2/O	Mr Graham Lyon	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4074/01/001/DM44.2/O	Mr S Litchfield	Object	DM44.2 661	<p>Reasons for Objecting:</p> <ul style="list-style-type: none"> <li>- The development would cause a detrimental effect to the Amenities of Adjoining Owners in the local area</li> <li>- The proposed development is on Green Belt</li> <li>- Surely a sensible site should be on Brownfield or Industrial Land as in an ever increasing urbanised area where developments and buildings are being built at an alarming rate we are losing all green space.</li> <li>- To use the Sites would require a Change of Land Use</li> <li>- Why on earth are two of the proposed sites in such close proximity from one another in an area the size of the borough of Croydon?</li> <li>- There is a complete imbalance across the borough with all Sites being Proposed in the South of Croydon</li> <li>- Potential increased crime in our local area (this was highlighted only last week when the South Croydon area (Brighton Road and surrounding areas) came to a stand still and hit national press with the eviction of travellers found to have firearms. The local School I worked in had to lock its gates and not allow students into the surrounding area until the conflict had been dealt with) my young families security and happiness are paramount, hence the reason I chose South Croydon to live in and paid the large additional house price to ensure my family were free from this sort of activity.</li> <li>- My preference would be to simply expand the existing permanent Gypsy Site in Lathams Way off Beddington Farm Road, would this not provide a simple and cost effective option for the council and far less issues to a huge number of tax paying, law abiding citizens in the Croydon Borough???? If the council is unwilling to do this then from the proposals then Pear Tree Farm &amp; Pear Tree Farm Cottage, Featherbed Lane should be one of the selected sites</li> </ul>	The alternative suggested site that would have far less impact on the local area and it residents (not all being on Green Belt either!!!!!!) in my opinion would be:	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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4075/01/008/DM44.2/O	Kaljit Gata-Aura	Object	DM44.2 661	I object to the use of following locations as gypsy or traveller site Coombe Lodge Nurseries off Conduit Lane - Ref 661		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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4078/01/007/DM44.2/O	Mr & Mrs Belsey	Object	DM44.2 661	The area where the travellers site is being suggested is Greenbelt. We must not build on Greenbelt sites, as these are areas for relaxation, wild life and nature. Again this will result in a decrease in wild life and more flooding.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4079/01/003/DM44.2/O	Melissa Chu	Object	DM44.2 661	I am a Croydon resident and am writing to object to the use of the following locations as gypsey and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661. policy number DM44: and Coombe Farm off Oaks Road, site reference number 502. policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy 5P2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4080/01/001/DM44.2/O	Natwarlal Patel	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4081/01/003/DM44.2/O	Mr & Mrs Hyde	Object	DM44.2 661	<p>We object to:</p> <p>the proposed de-designation of Croham Hurst and Coombe Road playing fields as Green Belt.</p> <p>the proposed use of Coombe Lodge Nurseries (site 661) and Coombe Farm (site 502) as gypsy &amp; traveller sites.</p> <p>These linked areas, which connect with Lloyd Park &amp; Shirley Hills, contribute hugely to the amenity of the borough. This public continuum is precious to many from across Croydon and beyond. Development and traveller sites would change the character of the amenity, particularly the Conduit Lane footpath.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4082/01/001/DM44.2/O	Philip Jupp	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4083/01/010/DM44.2/O	Mr Reuben Gata-Aura	Object	DM44.2 661	<p>object to the use of following locations as gypsy or traveller sites:</p> <p>Coombe Farm off Oaks Road - Ref 502</p> <p>Coombe Lodge Nurseries off Conduit Lane - Ref 661</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4084/01/001/DM44.2/O	Mr & Mrs Millward	Object	DM44.2 661	I just want to register our strong protest at the proposal to have a gipsy camp (no matter what size) at Conduit Lane (or anywhere else in the area for that matter).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4085/01/007/DM44.2/O	Mrs Shelley Chatter-Singh	Object	DM44.2 661	DM44.2 Gypsy/traveller site. Whilst this group should be offered a fixed site, this proposal is not a good solution and the chosen site is inappropriate and will adversely affect local business and the environment.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4089/01/007/DM44.2/O	Victoria Moore	Object	DM44.2 661	the Council has identified two locations on the edge of Shirley for gypsy/traveller sites: Coombe Lodge Nurseries off Conduit Lane, which is identified as suitable for 15-25 pitches (pages 468-469, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 661). "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4095/01/005/DM44.2/O	Vaughan Pomeroy	Object	DM44.2 661	I realise that proper provision for Travellers is required to stop, hopefully, the abuse of the open spaces unofficially and illegally. I do not understand how Conduit Lne could be an appropriate location for such a site and suggest that one of the many brownfield sites around Croydon could be selected in preference.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4096/01/003/DM44.2/O	Mr Vince Hemment	Object	DM44.2 661	<p>the use of the following locations as gypsy/traveller sites:</p> <ul style="list-style-type: none"> <li>- Coombe Farm off Oaks Road reference number 502;</li> <li>- Coombe Lodge Nurseries off Conduit Lane reference number 661; and</li> <li>- Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;</li> </ul> <p>As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.</p> <p>The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
4100/01/003/DM44.2/O	Mr Tim Newman	Object	DM44.2 661	<p>I particularly object to Coombe Lodge Nurseries, Conduit Lane (ref 661) on the edge of Shirley which the Council has identified for Gypsy/Traveller sites. Both of these sites are in the Green Belt and therefore inappropriate for development in my opinion.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

Proximity to Coombe Woods and a proposed Secondary School in Coombe Road Playing Field and a busy pub/restaurant is totally inappropriate for such use. The result will be a blight on the local area that will affect house prices negatively. We have lived in Melville Avenue since 2011 and on two occasions during this time travellers have set up camp in the Combe Road playing field directly behind our property. In the summer of this year, they parked a generator lorry right up against the hedge next to our garden which ran throughout the night on several occasions and had a noisy party with music and a large bonfire just the other side of this hedge, directly under a large Ash tree at the bottom of our garden. Despite several calls to the council on different occasions we were unable to obtain any help to mitigate the noise and nuisance, despite the fact this was happening on council-owned land, and we were clearing up bottles and other rubbish from our garden for several days after their eventual departure. The local police were also unable to help. Our recent experience is that the council is completely unable or unwilling to enforce any of the normal rules of behaviour to protect its taxpayers where travellers are concerned and how will this be different if travellers are given a site they can visit whenever they wish? The proposed site will be next to a school if that part of the plan goes ahead and will be adjacent to Combe Woods, which attracts many families and senior citizens. There are no local amenities to serve the site and transport links are limited to the tram with stops some distance from the site. This is not a simple NIMBY response based on unfounded prejudice, but a very real worry based on our recent experience of travellers in this area. If the political aim behind this is to assimilate travellers into mainstream society, then any proposed site needs to be close to amenities. This proposal would exacerbate the traffic congestion that is already apparent in this area as the site is some way from any shops or other services. I cannot believe that anyone would seriously consider that locating a traveller site between a school (if that proposal goes ahead, and which we will have no objection to), busy local gardens with café and a busy restaurant/pub was a good idea.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4104/01/008/DM44.2/O	Terrence & Jacqueline Spriggs	Object	Soundness - Justified DM44.2 661	<p>Happy for the Council to replace under-used garages with much-needed homes, but will be objecting to building on precious open space.</p> <p>Objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development.</p> <p>The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services.</p>	If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4105/01/002/DM44.2/O	Mrs Wendy Crayford	Object	DM44.2 661	<p>Objects to site 661 being identified as a gypsy/traveller site for the following reasons:</p> <ul style="list-style-type: none"> <li>- inappropriate use of Green Belt Land</li> <li>- Lack of relevant amenities close to hand</li> <li>- Lack of supportive infrastructure</li> <li>- Adverse effect on neighbouring businesses and leisure amenities</li> <li>- Site has a more appropriate use for a school</li> </ul>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4106/01/002/DM44.2/O	Mr T King	Object	DM44.2 661	<p>We both strongly object to council plans as below</p> <p>1 Plans to create a Travellers site on Conduit Lane Policy DM 44 2 Table 11-17 site661 we object on the grounds that it is in a Green Belt area and not appropriate to put a travellers site here</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4107/01/001/DM44.2/O	Mrs Winifred Good	Object	DM44.2 661	<p>I do not consider Coombe Lodge Nurseries an appropriate site to house travellers It is on Green Belt Land which should not be encroached upon. Surely there are Brownfield sites in the borough more appropriate for a settlement of this sort. It is in a part of Croydon where families enjoy country style outings in the beauty and tranquility of the adjacent Coombe Gardens and it would be detrimental to the amenities there and to other adjacent owners. If Conduit Lane is to be used as an access road it could cause chaos as there is limited parking in this lane for the Gardens and it can be very busy at weekends. If access is to be by another route into Coombe Road this would surely create a traffic hazard.</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4108/01/006/DM44.2/O	The Chudasama Family	Object	Soundness - Justified	DM44.2 661	<ul style="list-style-type: none"> <li>Policy DM44.2, Table 11.17, site 661 (p179) - This is a greenbelt site, and it is not appropriate to put a traveller site here. Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".</li> </ul>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4109/01/003/DM44.2/O	Mr & Mrs Chang	Object		DM44.2 661	<p>We read with dismay and grave concern about Croydon council's plans to build three gypsy/travellers sites in the Green Belt of Shirley. This ill conceived act of allowing housing on some of our precious Green spaces and back gardens will totally decimate and change the character and the environment of this area. The traffic infrastructure will be totally inadequate with traffic problems already a big issue during peak hours as it is. It is already terrifying to see the number of tower blocks going up along East Croydon station resulting in the ever changing skyline of Croydon, turning the town into a massive concrete jungle. We sincerely implore you to reconsider your plans and not to destroy our beautiful green belt and protecting the environment in and around this area. We have lived in Shirley for forty years and over this period we have seen so many new buildings and green open spaces lost to developers.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4110/01/003/DM44.2/O	Mr V Bhuwanee	Object	Soundness - Justified	DM44.2 661	<p>I would like to object to the proposed travellers sites for the following reasons which I believe are material grounds to refuse these plans:</p> <ul style="list-style-type: none"> <li>The Council has an obligation to consider all potential sites across the borough. It also needs to demonstrate this, and provide information that details what sites were considered (both private and publicly) together with full assessments on these sites. This I cannot see has been done.</li> <li>The suggested sites are in close proximity to each other in a huge borough. This cannot be correct. Fine, allow one - but all three? This is politically motivated.</li> <li>There is currently not enough amenities locally and no plans to increase them. School places and GPs are already full.</li> <li>Transport concerns. PTAL ratings or similar, where are they?</li> </ul>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4112/01/011/DM44.2/O	Ms V Cruickshank	Object		DM44.2 661	<p>5.The use of the following locations as gypsy/traveller sites:</p> <p>I object to the use of the following locations as gypsy/traveller sites: Coombe Farm off Oaks Road; reference number 502; and Coombe Lodge Nurseries off Conduit Lane; reference number 661.</p> <p>These are both in the Green Belt, where Policy E of Planning for Traveller Sites clearly says that travellers sites (temporary or permanent) in the Green Belt are inappropriate development".</p> <p>This is also likely to have a negative effect on the Site of nature conservation interest that one of the sites would border, and both sites are a distance from public services. It is also likely to create increased traffic problems in an area that is not best suited for such sites.</p> <p>Consideration should be given to the refurbishment of the existing sites, or where this is not possible, alternative and more appropriate sites.</p> <p>Consideration should be given to the refurbishment of the existing sites, or where this is not possible, alternative and more appropriate sites.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4113/01/002/DM44.2/O	Ms W Mikiel	Object	Soundness - Justified	DM44.2 661	<p>I have been made aware of the proposals for Site References 661, 502 and 755 for use as traveller sites.</p> <p>I object on the grounds that these are Green Belt sites covered by Policy SP2.7a and SP2.7b and are therefore unsuitable for traveller camps. I use both sites near Coombe Lodge fairly regularly and was frightened by loose and dangerous dogs when the site was being used illegally by travellers, and I noticed that the woods were being used as a toilet. The amenities of that area would be lost to everyone else if these proposals were to</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4114/01/004/DM44.2/O	Mr & Mrs Kaczanowski	Object		DM44.2 661	<p>Below is a list of our objections:</p> <p>3. Policy DM 44.2, site 661 Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens - we strongly object to a site to be placed on a green belt. This will certainly have a negative environmental impact on this one and surrounding sites. Such a development will very negatively impact on character of the local area and will ultimately lead to its downgrading.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4116/01/001/DM44.2/O	Mr & Mrs Mitton	Object	DM44.2 661	I am writing to object to the use of Coombe Lodge Nurseries off Conduit Lane, site reference 661 as gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b:	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4117/01/039/DM44.2/O	Cllr S Brew	Object	DM44.2 661	Site 661, Coombe Lodge Nurseries, Conduit lane. Transition Town have expressed an interest in restoring this site to a proper nursery facility, utilising the existing greenhouses for the growing of food, which would be a sustainable and appropriate activity within this green belt site;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4117/01/002/DM44.2/O	Cllr S Brew	Object	DM44.2 661	I object to the use of the following locations as gypsy and traveller site: Coombe Lodge Nurseries off Conduit Lane, site 661;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

As a local Resident in the Croham Ward of South Croydon the subject area is well known to me and my family, and in my opinion its use as proposed, or indeed for any kind of development, is wholly inappropriate, and accordingly I object. I have carefully reviewed the documentation prepared by the Council, and specifically looked at the Assessment and Selection of Sites for Gypsy and Travellers. Whilst the document is very comprehensive, I am unclear as to whether or not it is a universally adopted one that is used for the whole Country, and in any event question the methodology with its use of selective criteria and the RAG scoring which is very subjective. I noticed that the scoring for the subject site includes a positive  $\pm 5$  under the criteria heading of Green Belt/Metropolitan Open Land. This appears incorrect, and if I am reading and interpreting the document accurately then this score should be a negative -5. Assuming this is an error then it distorts the resultant figure by ten. Given this error, are there indeed others aswell? I also noted in the Gypsy and Traveller Accommodation Needs Assessment prepared by Croydon Council that it highlights a substantially higher level of additional pitches required in the first five years (2013-2018) where 27 pitches are stated, whereas in the subsequent five year periods only 7 or 8 pitches are scheduled for each of the three periods through to 2033. I would suggest that these lower figures in the latter years are unrealistic and in all probability are likely to rise. If so, then the pressure to enlarge the overall area of the subject site will increase, and it will of course be easier for the Council to try and justify it and probably win the argument because of the established use and precedent. Therefore, the size of the subject site and/or another one in the locality, will in all probability substantially increase. Fundamentally, this location is 'Green Belt' land and notwithstanding that it has some development and land use, the proposed use, or indeed for any kind of development, is wrong and in my opinion would not comply with Policy SP2.7a and SP2.7b. It is also my understanding that under Central Government policy if such land is designated as 'Green Belt', then it should enjoy the protection from all forms of development and not favour any particular group or person within the community unless there are special circumstances. In this case there are no such special circumstances. If any private

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

business person or organisation wanted to create a caravan and/or static home site in this location it would not receive Planning Permission - this is the 'test' for such a proposal, and we should not have differing sets of rules for the Council and the Public. In addition to the above I also note a list of other salient points as to why in my opinion the use of the subject land as proposed is inappropriate:

- Notwithstanding some nominal use of the area for local business, housing, and school/education purposes, the general locality is one of woodland, playing fields, parkland, and rural space. Any kind of use for more intense housing, and possibly associated businesses as well, for any sector of the community whether it be caravans, static homes, prefabricated houses, or traditional housing would be inappropriate.
- This area of Coombe is of some historical significance with several notable houses of architectural merit. Notwithstanding that some of the area and buildings have changed and indeed increased over the more recent decades, it still retains a relatively rural and spacious charm which should be respected and retained for current and future generations.
- More intense housing for any sector of the community will increase noise and light pollution and would be inappropriate.
- Local nature and wildlife is present in this area and as such should not be subjected to pressure from an increased resident population. Lloyd Park, Coombe Park, and the woods of Addington Hills which border and/or are in close proximity to the subject development site are of high public interest and could be negatively impacted by the proposals.
- The access road from Oaks Road that will form the route to the subject site is relatively narrow and already used by other residents and those accessing the playing fields. This road would need to be up-graded at considerable expense if the proposal were to proceed.
- Vehicle access onto Oaks Road is restricted with reduced visibility as well as being in very close proximity of the tram/road crossing.
- Notwithstanding the presence of the local Tramlink service, public transport is otherwise very limited and as such will force new residents to use private vehicles and thus cause more environmental pollution in an otherwise rural locality.
- Local amenities and facilities such as shops, health centres, possibly suitable schools are essentially non-existent and will force the residents to

use private vehicles unnecessarily.  
 - The proposed subject site is relatively large, and if approved, would potentially house a significant number of people and which may be further exacerbated by the possible location of another similar site in relatively close proximity. My understanding is that gypsy and traveller families actually prefer smaller sites.  
 - Development of this subject site with new and extended infrastructure in the form of services, sewage, power, fencing, roads, and hardstanding is likely to be very expensive, and indeed disruptive in providing.

Other locations, some thus far dismissed but there may be others, will almost certainly offer better use of the limited public funds available. Partial infrastructure may well be already in place or more readily available in these other locations and help to lessen the burden on the public purse. Also, in comprehensively reviewing other locations, it may be possible to address suitable brownfield sites that in all but easy situations private developers ignore and disregard, but which nevertheless remain a serious blight on the landscape of the Borough.

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4121/01/004/DM44.2/O	Janet Norris	Object	DM44.2 661	I am writing to object to the use of Coombe Lodge Nurseries off Conduit Lane 661 as a gypsy/traveller site	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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Object Soundness - DM44.2  
Justified 661

All three sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Furthermore, Policy E of 'Planning Policy for Traveller Sites', published by the Government in August, states very clearly that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The provision relating to travellers/gypsies in the Housing and Planning Bill will also remove sections 225 and 226 of the Housing Act 2004 which placed a duty on housing authorities to carry out an assessment of the accommodation needs of this group when reviewing housing conditions and needs within their areas (a process required by section 8 of the Housing Act 1985). Section 8 will also be amended to make it clear that the duty covers consideration of the needs of people residing in, or resorting to the district for, caravan sites and houseboat mooring sites.

I am also concerned by the evidence base for these selections, namely the 'Assessment and Selection of Sites for Gypsy and Travellers'. This assessment contains a vast number of very subjective criteria against which to judge site suitability and has been the subject of 'extensive political consultation'. This political consultation has only taken place with the Labour Administration and has not been conducted on a cross party basis. This begs the question as to what undue political influence may have been placed on the particular criteria which have been used and indeed the selection of the preferred sites. There is also some question as to why the same scoring system has not been used for each set of criteria, rather than subjectively giving weight to certain criteria. Furthermore, the scoring for individual sites has not been carried out in accordance with the table shown at 4.1. A number of sites have been marked incorrectly, for example, site 661 has been scored at 5 for Greenbelt/MOL, when the score should be -5. This begs the question as to how many other inaccuracies are in the document

4125/01/046/DM44.2/C	Councillor M Fisher	Comment	Soundness - Effective	DM44.2 661	Site 661, Coombe Lodge Nurseries, Conduit lane. Transition Town have expressed an interest in restoring this site to a proper nursery facility, utilising the existing greenhouses for the growing of food, which would be a sustainable and appropriate activity within this green belt site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4126/01/008/DM44.2/O	Mr Christopher Swan	Object		DM44.2 661	Whilst I agree that we desperately need new housing, it should be built on brownfield sites not our remaining precious green spaces! I understand the Council has identified two locations on the edge of Shirley for gypsy/traveller sites: Coombe Farm off Oaks Road, which is identified as suitable for 15-20 pitches (pages 449-450, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 502); and Coombe Lodge Nurseries off Conduit Lane, which is identified as suitable for 15-25 pitches (pages 468-469, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 661). I object to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'. The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4129/01/008/DM44.2/O	Mr Edward Swan	Object	DM44.2 661	<p>I understand the Council has identified two locations on the edge of Shirley for gypsy/traveller sites:</p> <p>Coombe Lodge Nurseries off Conduit Lane, which is identified as suitable for 15-25 pitches (pages 468-469, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 661).</p> <p>I object to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
4132/01/005/DM44.2/O	Janet Harding	Object	DM44.2 661	<p>I am writing to object to the use of Coombe Lodge Nurseries off Conduit Lane as gypsy / traveller site</p>	No change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

4136/01/002/DM44.2/O	Ms P Hirschmann	Object	DM44.2 661	<p>Not in line with Government planning policy on the Green Belt</p> <p>Detail:</p> <ul style="list-style-type: none"> <li>•Government planning policy with regards to traveller sites wants to ensure that plan-making and decision-taking should protect Green Belt from inappropriate development.</li> <li>•The proposal to create a permanent traveller site on land designated as Green Belt land is contrary to Policy E of the Planning Policy: "Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances.". There are no very special circumstances.</li> <li>•The National Planning Policy Framework makes it clear that unmet housing need (including for traveller sites) is unlikely to outweigh the harm to the Green Belt and other harm to constitute the "very special circumstances" justifying inappropriate development on a site within the Green Belt.</li> <li>•The local character description is clearly at odds with the proposal.</li> <li>•The justification acknowledges the Green Belt issue, though insufficiently, but relies on the fact that there are existing structures. These are not in fact substantial – being glasshouses – and could be said to be at least environmentally consistent with the Green Belt. But there is no very special circumstance justification proposed as required by Planning Policies.</li> <li>•Approving the proposal would set a precedent and open the surrounding areas to be subject to similar development. It is not in the community's interests to allow the erosion of the green spaces surrounding the community and we object to the impact this site could have on the environment and wildlife. In the light of these issues, it is not appropriate simply to weight Green Belt as one of many factors to be considered, but rather it presents an overarching policy objection that cannot be over-ridden in the way proposed.</li> </ul> <p>The decision making process is contrary to Government guidance</p>	<p>The objections may be summarized as:</p> <ul style="list-style-type: none"> <li>-inappropriate use of Green Belt land</li> <li>-lack of relevant amenities close to hand</li> <li>-adverse effect on neighboring businesses and leisure amenities</li> <li>-site has a more appropriate use for a school</li> </ul>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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4137/01/011/DM44.2/O	Mrs S Rudduck	Object	DM44.2 661	<p>I object to the use of Coombe Lodge Nurseries off Conduit Lane Ref: 661 as a gypsy/traveller site.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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4138/01/001/DM44.2/O	Ms S Rao	Object	DM44.2 661	I am a Croydon resident and am writing to object to Coombe Lodge Nurseries off Conduit Lane, (site reference 661 Policy DM44)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4139/01/001/DM44.2/O	Mrs S Chandarana	Object	DM44.2 661	<p>Build a school please. School is a viable option as there no schools in our area. The plan makers have missed a big point that existing infrastructure cannot cope with the influx of additional population at such a fast pace. Also it has to be planned over few years. It should never ben on a green belt/attached to a green belt sites as it is disastrous for the environment. There are quite a few brownfield sites in Croydon should be explored. What are the criteria behind selecting two sites within 1 mile of each other? The plan makers do not know the grass root situation. They have just assumed things without actually knowing the facts. This is a grave situation. There are quite a few public and independent schools in the nearby area. Building a new school will support Selsdon and nearby citizens. Besides we do not have a Grammar schol in Croydon. So, it would be ideal if we build a grammar school in Croydon on one of the proposed sites. Existing infrastructure just cannot cope with additional population in Croydon:</p> <ul style="list-style-type: none"> <li>- We have to wait at least 4-5 days to get appointment at doctors- many times do not get appointment</li> <li>- We have to wait at least 15 minutes to get a turn to play swing/slide for my son in any local parkl. The parks are so crowded during summer. Already children are getting very less exercise. If 40 families come over with more than 80 children then it would be extremely over crowded.</li> <li>- There are not enough schools in the area. We should build more schools</li> <li>- There is very limited green space in Croydon. Government policy states that you cannot build temporary or permanent sites on Green Belt. Putting the travellers sites near green belt will endanger.</li> <li>- Conduit lane is a no drive zone. Increased traffic due to a planned school and travellers sites will cause traffic chaos.</li> <li>- We need green belts for good health of the citizens. Steps like these would encourage the encroachment of green belts</li> </ul>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4140/01/002/DM44.2/C	Mr S Illingworth			DM44.2 661	There has been a history of unauthorised "pitches" in this area over the past few years, in particular on the field adjacent to the practise area and 5th hole on the golf course. On each occasion these pitches have been accompanied by residual mess, threatening behaviour and mindless theft of golf club property. Each time that Gypsies/Travellers have been in the area, they have trespassed onto the golf course while club members are playing, threatening those members with physical and verbal abuse on numerous occasions. This behaviour is totally unacceptable and very demoralising, and should either of these pitches go ahead I am sure that it will have a serious detrimental affect on both the club and it's members.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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4141/02/002/DM44.2/O	Mrs S Deshpande	Object	Soundness - Consistent with National	DM44.2 661	<p>I am writing to object to:</p> <p>1.The use of the following locations as a gypsy and traveller site:</p> <ul style="list-style-type: none"> <li>•Coombe Lodge Nurseries off Conduit Lane, site reference 661</li> </ul> <p>as the site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.</p> <p>There is also an error in the calculation for the Green Belt score in the selection criteria. The site should be scored -5 for being in Green Belt and not +5.</p> <p>There is an error in calculating the site access for this site. There are cars parked on the road and the entrance is through a very busy main road. The site cannot have a rating of +5. It should be -2.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
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Object Soundness - DM44.2  
Justified 661

I will oppose the gypsy site on the following grounds:  
1.Mis-calculation of the score while selecting the site:

If a site is Green Belt/MOL- built form then it is marked as (Amber/Orange), which means a score of -5

If you go to page number 9 of the document in the link below, you can find that Amber is scored as +5 as opposed to -5.

[https://www.croydon.gov.uk/sites/default/files/articles/downloads/Gypsy%20and%20Travellers\\_Site\\_search\\_Evidence\\_%20August\\_2015.pdf](https://www.croydon.gov.uk/sites/default/files/articles/downloads/Gypsy%20and%20Travellers_Site_search_Evidence_%20August_2015.pdf)

Also, the score for the site access should be -2 as there are issues with the site access. This brings the overall score down to 12. Please, check the other scores too before finalising this site. This site is clearly not suitable for building on the gypsy site as it is a green belt site.

2.I will be objecting to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:

“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”. The Council’s approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).

Criteria of selection:  
The plan makers have missed a big point that existing infrastructure cannot cope with the influx of additional population at such a fast pace. Also, it has to be planned over few years. It should never be on a green belt/attached to green belt sites as it is disastrous for the environment. There are quite a few brown field sites in Croydon. Those should be explored.  
What are the criteria behind selecting two sites within 1 mile of each other?  
The plan makers do not know the grass root situation. They have just assumed things without actually

My answer: School is a viable option Building a new school will support the Selsdon and nearby citizens. Besides we do not have a Grammar school in Croydon. So, it would be ideal if we build a grammar school in Croydon on one of the proposed sites.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

knowing the facts. This is a grave situation.

Building a new school will support the seldson and nearby citizens. Besides we do not have a Grammar school in Croydon. So, it would be ideal if we build a grammar school in croydon on one of the proposed sites.

Existing infrastructure just cannot cope with additional population in Croydon:

1. We have to wait for at least 4-5 days to get appointment at doctors – many times we do not get appointment

2. We have to wait for at least 15 minutes to get a turn to play swing/slide for my son in any local park. The parks are so crowded during summer. Already children are getting very less exercise. If 40 families come over with more than 80 children then it would be extremely over crowded.

3. There are not enough schools in the area. We should build more schools

4. There is very limited green space in Croydon. Government policy states that you cannot build temporary or permanent sites on green belt.

Putting the travellers site near green belt will endanger the

5. Conduit lane is a no drive through zone. Increased traffic due to a planned school and travellers sites will cause traffic chaos.

6. We need green belts for good health of the citizens. Steps like these would encourage the encroachment of green belts.

4145/01/008/DM44.2/O	Mr & Mrs Andrews	Object	Soundness - Justified	DM44.2 661	<p>I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:</p> <p>3. the use of the following locations as gypsy and traveller sites:</p> <ul style="list-style-type: none"> <li>• Coombe Farm off Oaks Road reference number 502;</li> <li>• Coombe Lodge Nurseries off Conduit Lane reference number 661; and</li> <li>• Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;</li> </ul> <p>As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the government in August, says very clearly:</p> <p>“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.</p> <p>The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
4146/01/009/DM44.2/O	Mr & Mrs Carpenter	Object	Soundness - Justified	DM44.2 661	<p>We object on the basis that both sites are on Green Belt land and one is adjacent to a Site of Nature Conservation Interest. This proposed siting appears to be contrary to the Government's published policy which says that such sites in the Green Belt are inappropriate development.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

4148/01/002/DM44.2/O	Mr & Mrs Dennis	Object	Soundness - Justified DM44.2 661	Under no circumstances do we agree with a Gypsy and Traveller site at this location.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4150/01/003/DM44.2/O	Mr & Mrs Kennard	Object	DM44.2 661	I am writing to object to The use of Coombe Farm off Oaks Road reference number 502; and Coombe Lodge Nurseries off Conduit Lane reference number 661 as locations for gypsy/traveller sites. Both sites are within the Green Belt, are a substantial distant from public services such doctors and schools and one is adjacent to a Site of Nature Conservation Interest.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4152/01/003/DM44.2/O	Mr & Mrs Munnery	Object	DM44.2 661	National guidelines clearly state 'Travellers Sites emporary or per,nanent) hi the Green Bell are inappropriate development'. The Council's proposals, therefore, clearly breach such guidelines. Also, we question the Council's assertion that it needs to quadruple the number of travellers/gypsy sites in the Borough. Apart from this major objection, the above sites identified for such use would have: - poor access via narrow roads/lanes for large vehicles; - consequent impact upon local traffic congestion with movements of large vehicles; - no safe paved walking routes to schools, shops, doctors, etc.; - additional requirement for services and facilities for hygienic occupation; - increased pressure on local schools, medical facilities, waste disposal, etc.; - impact upon local facilities and amenities of current residents. Also, we understand that the proposed pitches would accommodate considerably more caravans and associated vehicles than can be controlled by planning restrictions.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4153/01/002/DM44.2/O	Mr Gary Dean	Object	DM44.2 661	am writing to object to the use of the following locations as gypsy and traveller sites at Coombe Lodge Nurseries off Conduit Lane, site reference 661 and Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4154/01/006/DM44.2/O	Mr John Gibson	Object	DM44.2 661	Incorrect calculation in the selection criteria for 661 (Conduit Lane)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4155/01/001/DM44.2/O	Mr John Male	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

The GTANA report (2013) does not consider why there is a requirement to provide such facilities and refers to the CLG's document 'Planning Policy for Traveller Sites (March 2014)' which states that Local Authorities should in producing their local plans, consider joint development plans that set targets on a cross authority basis. This proposal seems to have been produced in isolation from other neighbouring councils even though the above clearly indicates that nearby councils such as Sevenoaks, Tandridge and Bromley have higher demand. Proposals in the Housing and Planning Bill 2015-2016 are to remove the statutory requirement on local authorities to assess the specific accommodation needs of Gypsies and Travellers - the emphasis being that when authorities are carrying out a review of housing needs that it considers the needs of all the people residing in their district, without any reference to Gypsies and Travellers. We hope this means that Croydon Council will consider our needs and the needs of our neighbours and local services and businesses as weighty as those of Gypsy and Travelling people. We understand that there is a lot of opposition to the proposed sites from people currently residing in the district due to the threat to the Green Belt, increased traffic and increased pressure on local services. Surely such low scores within the "Assessment and Selection of Sites for Gypsy and Travellers" (August 2015) should have resulted in an acceptance that none of the sites are really particularly suitable and that the council will need to liaise with other council if determined to make provision. All three sites are in Green Belt land - Policy E of Planning Policy for Traveller Sites - traveller sites (temporary and permanent) in the Green Belt are inappropriate development. Further concern for the impact upon Green Belt is highlighted in the GTANA Stakeholder consultation. The sites are contrary to the Strategic Policies (April 2013) in terms of access from roads and proximity to bus routes; and access to essential services including health and education facilities.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4161/01/003/DM44.2/O	Mr Trevor Watkins	Object	DM44.2 661	<p>I am a Croydon resident and am writing to object to the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661. policy number DM44: and Coombe Farm off Oaks Road, site reference number 502. policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy 5P2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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4164/01/001/DM44.2/O	Mr & Mrs Whitehead & Abbott	Object	DM44.2 661	<p>We write to express our objections to the above proposals. We have lived in South Croydon since the late 1980's and have been regular visitors to Coombe Wood and gardens, often walking to them up Conduit Lane from Croham Road. This area is a uniquely rural and beautiful enclave so close to central Croydon. It is well loved and visited by many residents and of great heritage and conservation value to Croydon. To have a traveller site on Conduit Lane would be very detrimental to this lovely place. It is a very confined area and such a development would urbanise and also introduce a high volume of vehicle use. The character of this special place would be lost forever.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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4166/01/003/DM44.2/O	Carol Holmes	Object		DM44.2 661	I am writing to you to object to use of Green Belt Land for gypsy/traveller sites (reference numbers 502, 661) Coombe Farm off Oaks Road (reference number 502) and Coombe Lodge Nurseries off Conduit Lane (reference number 661) are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. These proposals are in breach of policy E of Planning Policy for Traveller Sites, published by the Government in August, which says that Traveller Sites in the Green Belt are inappropriate development. Alternative sites should be found.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4167/01/002/DM44.2/O	Mr A Majeed	Object	Soundness - Justified	DM44.2 661	The proposed Gypsy and Traveller site is contrary to government policy as it is in Green Belt. In addition, based on past experience of unauthorised encampments I think there would be a threat to the safety, security and well-being of my family.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4168/01/001/DM44.2/O	Catherine Martin	Object		DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4174/01/007/DM44.2/O	Mr B Williams	Object		DM44.2 661	I object to the site being allocated for a gypsy and traveller site. It is in the Green Belt and one of the sites borders a Site of nature Ocnervation Interest. Policy E of Planning Policy for Travellers Sites published by the government in August says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate developemtn". The Council's approach is clearly in breach of this policy.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4178/01/002/DM44.2/O	Mr Brian Mole	Object	DM44.2 661	This site is also in the green belt and according to Government Policy is deemed inappropriate. Coombe Park which is a beautiful landscaped park and contains many memorials to war dead and families loved ones will be completely overwhelmed by this enormous traveller development for up to 75 mobile homes right next door. The huge amount of traffic going along Conduit Lane will make access to the park from the parking bays on the other side of the road much more difficult and dangerous. These parking bays are used by the very young and the very old to give them easy and safe access to this beautiful public park. Again the size of the site will totally overwhelm the nearest settlement of residents on Coombe Road, Oaks Road and Oaks Lane. The closest schools are oversubscribed so would be unable to meet the needs of so many new children to the area. The council has gone to great expense to protect the site from mobile travellers and this seems to have been a great waste of tax payers money if they now allow a permanent site. Several businesses which make a big contribution to the local economy and also provide much needed amenity to the public will be detrimentally affected by the site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4184/01/001/DM44.2/O	Krutika Patel	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4186/01/006/DM44.2/O	LB King	Object	DM44.2 661	Incorrect calculation in the selection criteria for 661 (Conduitt Lane)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4188/01/001/DM44.2/O	N K Shaikh	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4189/01/007/DM44.2/O	Mr Roger Bolton	Object	DM44.2 661	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4190/01/001/DM44.2/O	Mr Ronald West	Object	DM44.2 661	I am writing to object to the use of Coombe Lodge Nurseries off Conduit Lane, site reference 661 as gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b:	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4191/01/001/DM44.2/O	S.R Patel	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4192/01/002/DM44.2/O	Mrs Annette Merry	Object	DM44.2 661	am writing to object to the use of the following locations as gypsy and traveller sites at Coombe Lodge Nurseries off Conduit Lane, site reference 661 and Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4193/01/001/DM44.2/O	Claire Green	Object		DM44.2 661	I am writing to object to the use of Coombe Lodge Nurseries off Conduit Lane, site reference 661 as gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b:	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4199/01/006/DM44.2/O	Mr F Partovi	Object		DM44.2 661	Use of Coombe Lodge Nurseries for a traveller's site	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4200/01/009/DM44.2/O	Mr G Furmanski	Object	Soundness - Justified	DM44.2 661	I object to 4. the use of the following locations as gypsy/traveller sites a) Ref No. 502 — Coombe Farm off Oaks Road b) Ref No. 661 — Coombe Lodge Nurseries off Conduit Lane	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4203/01/011/DM44.2/O	Mr J Beaven	Object	Soundness - Justified	DM44.2 661	I am writing to submit my objection to: 5. The use of the following locations as gypsy/traveller sites: - Coombe Farm off Oaks Road, reference number 502; and - Coombe Lodge Nurseries off Conduit Lane, reference number 661.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4206/01/006/DM44.2/O	Dr K Parke	Object		DM44.2 661	Incorrect calculation in the selection criteria for 661 (Conduit Lane)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

5. Proposed Policy DM43 Creation of Gypsy / Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Farm and Pear Tree Cottage Featherbed Lane.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and one borders a site of Nature Conservation Interest. Such development is in breach of Policy E4 Planning Policy for Traveller Sites, which says that 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'. All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites now, and 39 by 2036 is excessive and will have an adverse effect on the borough. If the number of Gypsy/Traveller sites really needs to be increased by this amount then a more appropriate location would be around the existing site at Purley Way. The positioning of a Gypsy/Traveller site adjacent to the car park for Coombe Woods, between the Chateau Restaurant and the Hotel/restaurant, would probably deter me from using any of these attractions.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

I have restricted my objections to those plans that primarily affect the area of Shirley I which I live, but the same objections apply to other proposals in other parts of the borough.

4211/01/006/DM44.2/O	B Busa	Object	DM44.2 661	Incorrect calculation in the selection criteria for 661 (Conduit Lane)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4212/01/006/DM44.2/O	Bhavil Vyas	Object	DM44.2 661	Incorrect calculation in the selection criteria for 661 (Conduit Lane)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4213/01/011/DM44.2/O	Mr & Mrs DB Good	Object	DM44.2 661	<p>Proposed Policy DM43 Creation of Gypsy /Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane</p> <p>I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and one borders a site of Nature Conservation Interest. Such development is in breach of Policy Eat Planning Policy for Traveller Sites, which says that 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'. All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites now, and 39 by 2036 is excessive and will have an adverse effect on the borough. If the number of Gypsy/Traveller sites really needs to be increased by this amount then a more appropriate location would be around the existing site at Purley Way. The positioning of a Gypsy/Traveller site adjacent to the car park for Coombe Woods, between the Chateau Restaurant and the Hotel/restaurant, is totally undesirable. As users of the restaurants, gardens, park and golf course it would be hard to imagine we will wish to visit these attractions if it is blighted in this way. As members of Shirley Park Golf Club we have experienced threatening behaviour, trespass verbal abuse and stonishing residual mess travellers create. The golf club provides social and sporting activity for some 700 members and many visitors including junior players who play during school holidays and weekends. Their safe environment will be endangered. We understand that the proposed sites fail to meet criteria with regard to schooling and medical needs and it seems obvious that these proposals need to be scrapped as soon as possible.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
4214/01/007/DM44.2/O	Mr J Turvey	Object	DM44.2 661	<p>I am writing to object to:</p> <ol style="list-style-type: none"> <li>the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b</li> </ol>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

4218/02/002/DM44.2/O	Mr & Ms Morgan & Mason	Object	DM44.2 661	<p>- This site is also in the green belt and according to National Government guidelines is therefore deemed inappropriate use for travellers! gypsy sites.</p> <p>- The council has previously gone to great expense to protect the site from mobile travellers and this seems to have been a great waste of taxpayers' money if they now allow a permanent site.</p> <p>- Several local businesses which make a big contribution to the local economy and also provide much needed amenity to the public will be detrimentally affected by the site.</p> <p>- Coombe Park, which is beautifully landscaped park, will be completely overwhelmed by this site of up to 75 mobile homes right next door. The increased traffic going along Conduit Lane will make access to the park from the parking bays more difficult and dangerous.</p> <p>- The size of this site would overwhelm local settlements, with residents on Coombe Road, Oaks Road and Oaks Lane severely affected.</p> <p>We understand the proposed sites are not within the required distance to both schooling and medical needs, therefore am objecting on that basis also. The land is in private ownership at Coombe Farm, and any funds spent on "compulsory or otherwise purchase" could surely be better spent on behalf of the population of Croydon.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
4218/01/002/DM44.2/O	Mr & Ms Morgan & Mason	Object	DM44.2 661	<p>I object to the use of the site for gypsy and traveller accommodation.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

4223/01/008/DM44.2/O	Mrs Mary Lane	Object	DM44.2 661	<p>I object to the use of the following locations as gypsy/traveller sites: Coombe Lodge Nurseries off Conduit Lane (site reference number 661) - As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Putley Way where the existing site is).</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
4228/01/003/DM44.2/O	Sheila Newman	Object	DM44.2 661	<p>I am a Croydon resident and am writing to object to the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661. policy number DM44: and Coombe Farm off Oaks Road, site reference number 502. policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy 5P2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

Object	Soundness - Justified	DM44.2 661	<p>Coombe Lodge Nurseries off Conduit Lane (ref. no. 661)</p> <p>1. This is located in a Green Belt area. Under National Guidelines, Travellers/Gypsy sites in the Green Belt are inappropriate development. This means that planning permission should not be granted.</p> <p>2. The presence of the site will totally overwhelm the nearest settlement of residents on Coombe Road, Oaks Road and Oaks Lane. Residents in these areas greatly value the peaceful and friendly environment they have nurtured in the local neighbourhood over many years and this will be greatly damaged and threatened by the proposed Traveller site.</p> <p>3. Several businesses which make a big contribution to the local economy and also provide much needed amenity to the public will be detrimentally affected by the site such as the Coach House Café, Coombe Lodge Beefeater, The Chateau. This will additionally have a significant adverse impact on the people employed by the businesses and numerous suppliers that service these local businesses.</p> <p>4. The proposed Traveller site is in very close proximity to the award winning Coombe Wood Gardens which attracts visitors and families all year round to enjoy the beautiful gardens and the local wildlife. The presence of the Traveller site would have a severely negative impact on the quiet, tranquil and serene characteristic of the area and drive away visitors from the gardens.</p> <p>5. Previously the Council has gone to great expense to protect the site from mobile Travellers and this seems to have been a great waste of taxpayers' money if they now allow a permanent site.</p> <p>6. Coombe Park is a beautiful landscaped park and contains many memorials to war dead and families' loved ones. It will be completely overwhelmed by this enormous Traveller development for up to 75 mobile homes right next door. The huge amount of traffic going along Conduit Lane will make access to the park from the parking bays on the other side of the road much more difficult and dangerous. These parking bays are used by the very young and the very old to give them easy and safe access to this beautiful public park.</p> <p>7. This is a peaceful area used by the local community and visitors for walking routes, running and leisure activities. The location of a Traveller or Gypsy site here would</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

destroy the tranquil nature of the area and drive away visitors upon which the local businesses rely on.

The history of unauthorised "pitches" in this area over the past few years has left a bitter resentment, especially in view of the residual mess and threatening behaviour that has always accompanied their trespass. On each occasion that Gypsies/Travellers have been in the area, the club members here have been threatened with physical and verbal abuse. This behaviour is totally unacceptable and despite the subsequent eviction of the Travellers on each occasion, the residual psychological effect on tax payers and constituents' lives cannot be trivialised. We also have a large Junior Section and children play the course during holidays as well as weekends. They are often unaccompanied and the parents need to know they are in a safe environment. This would certainly not be the case in the parents' minds if there was any chance of aggressive behaviour, as previously experienced, towards these children. I am certain that the Council would not wish to be responsible for putting children in any sort of potentially dangerous situation. Surely these detailed real issues must be taken into account when determining any permanent site. I understand that the proposed sites are not within the required distance to both schooling and medical needs, therefore I also object on this basis. The land is in private ownership at Coombe Farm. Any funds spent on "compulsory or otherwise" purchase clearly could be spent more wisely on behalf of the population of Croydon. No doubt Central Grants will be available, but Council owned land in an area that will not radically impact on established residents' lives would be a sensible and prudent choice.

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5. Proposed Policy DM43 Creation of Gypsy / Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Farm and Pear Tree Cottage Featherbed Lane.

I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and one borders a site of Nature Conservation Interest. Such development is in breach of Policy E4 Planning Policy for Traveller Sites, which says that 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'. All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites now, and 39 by 2036 is excessive and will have an adverse effect on the borough. If the number of Gypsy/Traveller sites really needs to be increased by this amount then a more appropriate location would be around the existing site at Purley Way. The positioning of a Gypsy/Traveller site adjacent to the car park for Coombe Woods, between the Chateau Restaurant and the Hotel/restaurant, would probably deter me from using any of these attractions.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

I have restricted my objections to those plans that primarily affect the area of Shirley I which I live, but the same objections apply to other proposals in other parts of the borough.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4237/01/001/DM44.2/O	Jagdish Patel	Object		DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4239/01/002/DM44.2/O	Mr & Mrs Feast	Object	Soundness - Consistent with National	DM44.2 661	1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oakes Road, site reference 502; because both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b; Both of these areas are used by people from far and wide who commute on foot and by bus, whilst others drive to the two carparks and then walk, jog and run through the area. Surely Croydon should encourage more people to get out and to take exercise rather than have them suffer the current growing problem of obesity. The attraction for so many of the people who avail of this attractive area is the feeling of getting away to open country.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4244/01/012/DM44.2/O	Mr & Mrs Kelly	Object		DM44.2 661	Coombe Lodge Nurseries off Conduit Lane reference number 661; As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4245/01/009/DM44.2/O	Mr & Mrs Maguire	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation. These are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller sites, published by the Government in August states clearly "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". Both sites are also some distance from public services, schooling and medical needs. Coombe Park, a beautiful landscaped park, containing many war and family memorials will be completely overwhelmed by the enormous traveller development right next door and access to the parking bays will also be compromised. A preferred siting would be off the Purley Way where the existing site could be enlarged.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4254/01/006/DM44.2/O	Mr A Dawe	Object	DM44.2 661	Incorrect calculation in the selection criteria for 661 (Conduitt Lane)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4257/01/006/DM44.2/O	Mr A Rulkalai	Object	DM44.2 661	Incorrect calculation in the selection criteria for 661 (Conduitt Lane)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4261/01/001/DM44.2/O	Mr B Pope	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4265/01/007/DM44.2/O	Mr D Anderson	Object		DM44.2 661	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4266/01/007/DM44.2/O	Mr D Bigglestone	Object		DM44.2 661	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4267/01/002/DM44.2/O	Mr D Gooch	Object	Soundness - Consistent with National	DM44.2 661	1. The use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;  4. Incorrect calculation in the selection criteria for 661 (Conduit Lane) and 502 (Coombe Farm) If a site is Green BelUMOL- built form then it is marked as (Amber/Orange), which means a score of "-5". "+5" has been used which increases the rating by 10 points.  5. Error in calculating site access for 661: There are cars parked on that road and the entrance is through a very busy main road. The site cannot have a rating of "+5. It should be -2. That is a difference of 7 rating points.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4268/01/003/DM44.2/O	Mr D Nesterovitch	Object	DM44.2 661	I am a Croydon resident and am writing to object to the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661. policy number DM44: and Coombe Farm off Oaks Road, site reference number 502. policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy 5P2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4269/01/001/DM44.2/O	Mr D Patel	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4279/01/006/DM44.2/O	Mr H Khandelia	Object	DM44.2 661	Incorrect calculation in the selection criteria for 661 (Conduit Lane)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4281/01/001/DM44.2/O	Mr I Roberts	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4285/01/007/DM44.2/O	Mr J Balcombe	Object	DM44.2 661	<p>I am writing to object to:</p> <p>1. the use of the following locations as gypsy and traveller sites:  Coombe Lodge Nurseries off Conduit Lane, site reference 661;  Coombe Farm off Oaks Road, site reference 502;</p> <p>as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b</p> <p>Incorrect calculation in the second criteria for 661 (Conduit Lane) and 502 (Coombe Farm) - if a site is green Belt/MOL - built form then it is marked as (Amber/organce), which means it is a score of "-5". "+5" has been used which increases its rating by 10 points.</p> <p>Incorrect calculating site access for 661: there are cars parked on that road and the entrance is through a very busy main road. The site cannot have a rating of "+5". It should be -2. That's a difference of 7 rating points.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
4289/01/001/DM44.2/O	Mr J Patel	Object	DM44.2 661	<p>I object to the use of the site for gypsy and traveller accommodation.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
4292/01/001/DM44.2/O	Mr J Pugh	Object	DM44.2 661	<p>I object to the use of the site for gypsy and traveller accommodation.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

4294/01/009/DM44.2/O S Wallace	Object	DM44.2 661	I object to Coombe Lodge Nurseries off Conduit Lane, which is identified as suitable for 15-25 pitches (pages 468-469, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies & Proposals, reference number 661). I object to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4301/01/006/DM44.2/O Mr K MacKenzie	Object	DM44.2 661	Incorrect calculation in the selection criteria for 661 (Conduit Lane)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

5. Proposed Policy DM43 Creation of Gypsy / Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Farm and Pear Tree Cottage Featherbed Lane.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and one borders a site of Nature Conservation Interest. Such development is in breach of Policy E4 Planning Policy for Traveller Sites, which says that 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'. All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites now, and 39 by 2036 is excessive and will have an adverse effect on the borough. If the number of Gypsy/Traveller sites really needs to be increased by this amount then a more appropriate location would be around the existing site at Purley Way. The positioning of a Gypsy/Traveller site adjacent to the car park for Coombe Woods, between the Chateau Restaurant and the Hotel/restaurant, would probably deter me from using any of these attractions.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

I have restricted my objections to those plans that primarily affect the area of Shirley I which I live, but the same objections apply to other proposals in other parts of the borough.

4308/01/008/DM44.2/O	Mrs Kathleen Swan	Object	DM44.2 661	<p>I understand the Council has identified two locations on the edge of Shirley for gypsy/traveller sites:</p> <p>Coombe Lodge Nurseries off Conduit Lane, which is identified as suitable for 15-25 pitches (pages 468-469, Changes to the Policies Map arising from proposals contained within the Croydon Local Plan: Strategic Policies Partial Review and the Croydon Local Plan: Detailed Policies &amp; Proposals, reference number 661).</p> <p>I object to the use of either of these locations as gypsy/traveller sites. As the Council acknowledges, they are both in the Green Belt and one of them borders a Site of Nature Conservation Interest. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. The Council's approach is clearly in breach of that policy. Both sites are also some distance from public services. If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is).</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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4309/01/008/DM44.2/O	Mrs Rita Evans	Object	DM44.2 661	<p>The proposals for two Gypsy and Traveller sites on Green Belt land at the periphery of Shirley is in direct contravention of the Government's Planning Policy for Traveller Sites which clearly states that such are 'inappropriate development' in the Green Belt. It has been stated that any such sites must be for true Travellers. Planning Resource highlights that the new Planning Policy document published in August 2015 redefines Traveller to exclude those who no longer travel permanently, thus avoiding the need for static homes which has greatly reduced the number of pitches that Councils are required to provide. Could this be a long-term strategy to de-designate Green Belt land, then when it is under-used, claim it for housing?</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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4314/01/001/DM44.2/O	J Rayner	Object	DM44.2 661	<p>Coombe Lodge Nurseries off Conduit Lane, Ref No. 661.</p> <p>This site is also green belt and according to Government policy is deemed inappropriate. The Council has gone to great expense to protect the site from mobile travellers and this seems to have been a great waste of taxpayers money if they now allow a permanent site. Several businesses which make a bid contribution to the local economy and also provide much needed amenity to the public will be detrimentally affected by the site.</p> <p>Coombe Park which is a beautiful landscaped park and contains many memorials to the war dead and families' loved ones will be completely overwhelmed by this enormous traveller development for up to 75 mobile homes right next door. The huge amount of traffic going along Conduit Lane will make access to the park from the parking bays on the other side of the road much more difficult and dangerous. These parking bays are used by the very young and the very old to give them easy and safe access to this beautiful public park.</p> <p>Again the size of the site will totally overwhelm the nearest settlement of residents on Coombe Road, Oaks Road and Oaks Lane.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4315/01/006/DM44.2/O	Mr M Buja	Object	DM44.2 661	Incorrect calculation in the selection criteria for 661 (Conduit Lane)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4318/01/003/DM44.2/O	Mr M Gooch	Object	DM44.2 661	Incorrect calculation in selection criteria for site 661 and 502. If site is in Green Belt/MOL built form then it is marked as Amber/Orange which means a score of -5, +5 has been used which increase the rating by 10 points. Error in calculating site access for 661: There are cars parked on that road and the entrance is through a very busy main road. The site cannot have a rating of "+5". It should be -2. That is a difference of 7 rating points.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4318/01/004/DM44.2/O	Mr M Gooch	Object		DM44.2 661		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4320/01/007/DM44.2/O	Mr N Turnbull	Object		DM44.2 661	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b Incorrect calculation in the second criteria for 661 (Conduit Lane) and 502 (Coombe Farm) - if a site is green Belt/MOL - built form then it is marked as (Amber/organce), which means it is a score of "-5". "+5" has been used which increases its rating by 10 points. Incorrect calculating site access for 661: there are cars parked on that road and the entrance is through a very busy main road. The site cannot have a rating of "+5". It should be -2. That's a difference of 7 rating points.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4323/01/001/DM44.2/O	Kim & Jenny Wells & Bartlett	Object		DM44.2 661	I am writing to object to the use of Coombe Lodge Nurseries off Conduit Lane, site reference 661; as a gypsy and traveller site as the site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4327/01/009/DM44.2/O	Mrs J Furmanska	Object	Soundness - Justified	DM44.2 661	I object to 4. the use of the following locations as gypsy/traveller sites a) Ref No. 502 — Coombe Farm off Oaks Road b) Ref No. 661 — Coombe Lodge Nurseries off Conduit Lane	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4330/01/001/DM44.2/O	Mr K Shah	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4331/01/006/DM44.2/O	Mr N Chanuarana	Object	DM44.2 661	Incorrect calculation in the selection criteria for 661 (Conduit Lane)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4332/01/002/DM44.2/O	Ms P Allen	Object	DM44.2 661	I am writing to object to the use of the following locations as gypsy and traveller sites at Coombe Lodge Nurseries off Conduit Lane, site reference 661 and Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4333/01/003/DM44.2/O	Mr P Bhanji	Object	DM44.2 661	I am a Croydon resident and am writing to object to the use of the following locations as gypsey and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661. policy number DM44: and Coombe Farm off Oaks Road, site reference number 502. policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy 5P2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4334/01/002/DM44.2/O	Mr P Chapman	Object	DM44.2 661	am writing to object to the use of the following locations as gypsy and traveller sites at Coombe Lodge Nurseries off Conduit Lane, site reference 661 and Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4337/01/001/DM44.2/O	Mr P Nesbeth	Object	DM44.2 661	I am writing to object to the use of Coombe Lodge Nurseries off Conduit Lane, site reference 661 as gypsy and traveller site as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b:	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4339/01/004/DM44.2/O	Mr R Indheuser	Object	DM44.2 661		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4339/01/003/DM44.2/O	Mr R Indheuser	Object	DM44.2 661	Incorrect calculation in selection criteria for site 661 and 502. If site is in Green Belt/MOL built form then it is marked as Amber/Orange which means a score of -5, +5 has been used which increase the rating by 10 points. Error in calculating site access for 661: There are cars parked on that road and the entrance is through a very busy main road. The site cannot have a rating of "+5". It should be -2. That is a difference of 7 rating points.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4340/01/006/DM44.2/O	Mr R Spurgeon	Object	DM44.2 661	Incorrect calculation in the selection criteria for 661 (Conduit Lane)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4342/01/006/DM44.2/O	Mr R Patel	Object	DM44.2 661	Incorrect calculation in the selection criteria for 661 (Conduitt Lane)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4343/01/007/DM44.2/O	Mr R Venuatakrisna	Object	DM44.2 661	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4345/01/007/DM44.2/O	Messrs Eccles & Hivdess	Object	DM44.2 661	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4347/01/001/DM44.2/O	Mr S Patel	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4348/01/006/DM44.2/O	Mr V Dawe	Object	DM44.2 661	Incorrect calculation in the selection criteria for 661 (Conduitt Lane)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4349/01/006/DM44.2/O	Mr W Whitehead	Object	DM44.2 661	Incorrect calculation in the selection criteria for 661 (Conduit Lane)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4354/01/007/DM44.2/O	Mrs L Bigglestone	Object	DM44.2 661	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4355/01/001/DM44.2/O	Mrs J Dobbs	Object	DM44.2 661	I am writing to object to the use of Coombe lodge Nurseries off Conduit Lane, Site 661 as a gypsey and traveller site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4357/01/006/DM44.2/O	Ms A Khandelia	Object	DM44.2 661	Incorrect calculation in the selection criteria for 661 (Conduit Lane)	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4358/01/003/DM44.2/O	Ms B Fontaine	Object	DM44.2 661	I am a Croydon resident and am writing to object to the use of the following locations as gypsey and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661. policy number DM44: and Coombe Farm off Oaks Road, site reference number 502. policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy 5P2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4359/01/001/DM44.2/O	Ms H Lishmund	Object	DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4360/01/003/DM44.2/O	Susana Winter	Object	DM44.2 661	Gypsy and Traveller use is not appropriate development in the Green Belt and would not comply with Policy SP2.7. There is also an error in the scoring for this site in the evidence base.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4363/01/001/DM44.2/O	Mrs Sarah Moise	Object	DM44.2 661	I object to the use of Coombe Lodge Nurseries off Conduit Lane, Site 661 as a Gypsy and Traveller site.  This site sould constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

5. Proposed Policy DM43 Creation of Gypsy / Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Farm and Pear Tree Cottage Featherbed Lane.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

We object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and one borders a site of Nature Conservation Interest. Such development is in breach of Policy E4 Planning Policy for Traveller Sites, which says that 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'. All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites now, and 39 by 2036 is excessive and will have an adverse effect on the borough. If the number of Gypsy/Traveller sites really needs to be increased by this amount then a more appropriate location would be around the existing site at Purley Way. The positioning of a Gypsy/Traveller site adjacent to the car park for Coombe Woods, between the Chateau Restaurant and the Hotel/restaurant, would probably deter me from using any of these attractions.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

I have restricted my objections to those plans that primarily affect the area of Shirley I which I live, but the same objections apply to other proposals in other parts of the borough.

5. Proposed Policy DM43 Creation of Gypsy / Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Farm and Pear Tree Cottage Featherbed Lane.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and one borders a site of Nature Conservation Interest. Such development is in breach of Policy E4 Planning Policy for Traveller Sites, which says that 'Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development'. All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites now, and 39 by 2036 is excessive and will have an adverse effect on the borough. If the number of Gypsy/Traveller sites really needs to be increased by this amount then a more appropriate location would be around the existing site at Purley Way. The positioning of a Gypsy/Traveller site adjacent to the car park for Coombe Woods, between the Chateau Restaurant and the Hotel/restaurant, would probably deter me from using any of these attractions.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

I have restricted my objections to those plans that primarily affect the area of Shirley I which I live, but the same objections apply to other proposals in other parts of the borough.

5 Proposed Policy DM43 Creation of Gypsy/Traveller sites at Coombe Farm, off Oaks Road, Coombe Lodge Nurseries, off Conduit Lane and Pear Tree Fann and Pear Tree Cottage, Featherbed Lane  
Policy DM43, reference 502 Coombe Farm reference 661 Coombe Lodge Nurseries and reference 755 Pear Tree Farm and Pear Tree Cottage. I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and one borders a site of Nature Conservation Interest. Such development is in breath of Policy B of Planning Policy for Traveller Sites, which says that "Traveller Sites (temporary or pennant) in the Green Belt are inappropriate development". All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites now, and 39 by 2036 is excessive and will have an adverse effect on the borough. If the number of Gypsy/Traveller sites really needs to be increased by this amount, then a more appropriate location would be around the existing site at Purley Way. The positioning of a Gypsy/Traveller site adjacent to the car park for Coombe Woods, between the Chateau Restaurant and the Hotel/restaurant, would deter me from using any of these local amenities.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet the Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.
4. I recommend that consultation documents of such importance are given much wider publicity.

I have restricted my objections to those plans that primarily affect the area of Shirley in which I live, but the same objections apply to other proposals in other parts of the borough.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4374/01/001/DM44.2/O	Tracey Plummer	Object		DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4375/01/001/DM44.2/O	Mrs J Roberts	Object		DM44.2 661	I object to the use of the site for gypsy and traveller accommodation.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4376/01/002/DM44.2/O	Angela Gill	Object	Soundness - Consistent with National	DM44.2 661	I am writing to object to:  1.The use of the following locations as a gypsy and traveller site:  •Coombe Lodge Nurseries off Conduit Lane, site reference 661  as the site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4377/01/002/DM44.2/O	Caroline Taperell	Object	Soundness - Consistent with National	DM44.2 661	I am writing to object to:  1.The use of the following locations as a gypsy and traveller site:  •Coombe Lodge Nurseries off Conduit Lane, site reference 661  as the site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4378/01/002/DM44.2/O	Jennifer Carrozzo	Object		DM44.2 661	I am writing to object to the use of the following locations as gypsy and traveller sites at Coombe Lodge Nurseries off Conduit Lane, site reference 661 and Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4384/01/003/DM44.2/O	Ms N Nesterovich	Object	DM44.2 661	I am a Croydon resident and am writing to object to the use of the following locations as gypsey and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference number 661. policy number DM44: and Coombe Farm off Oaks Road, site reference number 502. policy number DM43 Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane, site reference number 755, policy number DM32. All three sites are in the Green Belt, with one bordering a site of Nature Conservation. The proposed use of each of these sites would constitute inappropriate development in the Green Belt and would not comply with Policy 5P2.7a and SP2.7b and would not be consistent with Policy E of 'Planning Policy for Traveller Sites' published by the Government. If additional sites are required in the Borough it would more appropriate to expand existing sites eg the site off the Purley Way. In addition none of the sites has easy access to local school, healthcare, retail and other amenities; the vehicular access into sites 661 and 502 is problematic and egress onto Coombe Lane/Oaks Road at the road junction is likely to create additional road hazards.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4435/01/011/DM44.2/O	Mrs Janet Baine	Object	DM44.2 661	I object to the use of Coombe Lodge Nurseries off Conduit Lane Ref: 661 as a gypsy/traveller site.	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4605/01/008/DM44.2/O	Natalie Sayers	Object	DM44.2 661	the use of the following locations as gypsy/traveller sites: - Coombe Farm off Oaks Road reference number 502; and - Coombe Lodge Nurseries off Conduit Land reference number 661;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4689/01/002/DM44.2/O	Kuldip Chana	Object	DM44.2 661	am writing to object to the use of the following locations as gypsy and traveller sites at Coombe Lodge Nurseries off Conduit Lane, site reference 661 and Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

4690/01/007/DM44.2/O	Mr & Mrs Norman	Object	DM44.2 661	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4695/01/002/DM44.2/O	Mr Richard Herring	Object	DM44.2 661	am writing to object to the use of the following locations as gypsy and traveller sites at Coombe Lodge Nurseries off Conduit Lane, site reference 661 and Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b;	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4700/01/007/DM44.2/O	Louise Norton	Object	DM44.2 661	I am writing to object to: 1. the use of the following locations as gypsy and traveller sites: Coombe Lodge Nurseries off Conduit Lane, site reference 661; Coombe Farm off Oaks Road, site reference 502; as both sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
4716/01/005/DM44.2/O	Rachel Marland	Object	DM44.2 661	Policy DM44.2 - No, No, No, we should not be losing greenbelt land for a traveller site. No one wants this, greenbelt land should be protected	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

This site is also in the green belt and according to Government policy is deemed inappropriate. The Council has gone to great expense to protect the site from mobile travellers and this seems to have been a great waste of taxpayers' money if they now allow a permanent site.

Several buisnesses which make a big contribution to the local economy and also provide much needed amenity to the public would be detrimentally affected by the site.

Coombe Park which is a beautiful landscaped park and contains many memorials to war dead and families loved ones will be completely overwhelmed by this enormous traveller development for up to 75 mobile homes right next door. The huge amount of traffic going along Conduit Lane will make access to the park from the parking bays on the other side of the road much more difficult and dangerous. These parking bays are used by the very young and the very old to give them easy and safe access to this beautiful public park. Again the size of the site will totally overwhelm the nearest settlement of residents on Coombe Road, Oaks Road and Oaks Lane.

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

7286/01/002/DM44.2/O	Miss Jenna Manji	Object	Soundness - Consistent with National DM44.2 661	<p>I am writing to object to the use of the following locations as gypsy/traveller sites:</p> <ul style="list-style-type: none"> <li>• Coombe Farm off Oaks Road reference number 502; and</li> <li>• Coombe Lodge Nurseries off Conduit Lane reference number 661;</li> </ul> <p>These proposals will have a detrimental effect on the settled community and in no way do they take into consideration the 2008 DCLG Designing Gypsy and Traveller Sites: Good Practice Guide, point 3.8, which states 'Consideration must be given to the relationship of sites to the surrounding community. The last time travellers settled in that area my nieces and nephews were confronted by gypsy kids and my sister's property was trespassed by the gypsies who stole her kids' bikes and scooters. So I can vouch for the fact that having gypsies permanently in the area is not good consideration of the relationship of the site to the community already living there. Furthermore, if the Council were not willing to develop the Green Belt land to build more beautiful homes in line with the properties already in the area, how is it possible that there is now a proposal to create gypsy and traveller sites in the area and burden the area and the community there with all that comes with travellers such as anti-social behaviour and loud noise and to top it off destroy the current property prices? I am strongly opposed to this proposal and feel that the gypsy site in Purley Way should be extended to house the more space needed gypsies and travellers there.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
7300/01/009/DM44.2/O	Ann & Alan Gibbs	Object	DM44.2 661	<p>Both of these sites have been identified as potential locations for gypsy/traveller sites. These sites are both within the Green Belt and one borders a site of Nature Conservation Interest and therefore are wholly unsuitable for any form of development. The Government policy on traveller sites explicitly states they are an inappropriate development within the Green Belt. The existing Green Belt should be retained and not be undermined by the local authority.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>

7301/01/001/DM44.2/O	Roy & Judy Varley	Object		DM44.2 661	<p>This site is also in the green belt and according to Government Policy is deemed inappropriate. The council has gone to great expense to protect the site from mobile travellers and this seems to have been a great waste of taxpayers' money if they now allow a permanent site. Several businesses which make a big contribution to the local economy and also provide much needed amenity to the public will be detrimentally affected by the site. Coombe Park which is a beautiful landscaped park and contains many memorials to war dead and families' loved ones will be completely overwhelmed by this enormous traveller development for up to 75 mobile homes right next door. The huge amount of traffic going along Conduit lane will make access to the park from the parking bays on the other side of the road much more difficult and dangerous. These parking bays are used by the very young and the very old to give them easy and safe access to this beautiful public park. Again the size of the site will totally overwhelm the nearest settlement of residents on Coombe Road, Oaks Road and Oaks Lane.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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7304/01/009/DM44.2/O	Mr Ian Fraser	Object	Soundness - Justified	DM44.2 661	<p>The proposed use of land to create gypsy/traveller sites (reference 502 and 661) is particularly unwelcome. Residents and the council have bitter experience of disruption and the waste left by travellers when they have visited Croydon. Any encouragement of this situation should be avoided, as it will encourage additional travellers to come to our town.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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7308/01/008/DM44.2/O	Mr John Carley	Object	Soundness - Justified DM44.2 661	I object to the proposed use of the following locations as gypsy/traveller sites; at Coombe Farm (off Oaks Road) ref Number 502 and at Coombe Lodge Nurseries (off Conduit Lane) ref Number 661 The areas proposed are completely unsuitable for the proposed purpose being adjacent to the Tram link, Lloyd Park, Golf Course, Recreational Woodland, Ornamental Park, School and Small Businesses. Both proposed the sites are in the Green Belt and one borders a Site of Nature Conservation interest, Government Policy E of Planning Policy for Traveller Sites states that "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
7310/01/002/DM44.2/O	Mr John Mathers	Object	DM44.2 661	We have seen information suggesting that 3 Traveller sites maybe placed around the Forestdale and Shirley Areas, and also plans to Intensify the Housing of Forestdale! We believe the plans for Traveller sites are wholly unfair and building on land which is Green Belt is inappropriate development. Policy E of Planning for Traveller Sites, published by the Government in August indeed states this also. The building of such sites would also be hugely detrimental to house values, and totally unacceptable. We completely object to this so these plans need to be scrapped NOW!	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
7314/01/007/DM44.2/O	P L Johnson	Object	DM44.2 661	I wish to object to the use of the following sites: The use of Coombe Lodge Nurseries for a gypsy/traveller site. This could only be allowed if other facilities were provided. Does the Council propose to import plants from Holland? (Ref 661).	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

7323/01/005/DM44.2/O	Mrs L Woods	Object	DM44.2 661	<p>In particular I have grave concerns about the choice of location for the proposed gypsy and traveller sites and also the building of 750 new homes at Shirley Oaks Village. The local schools are already struggling to cope with ever increasing numbers of children, and the journey from Shirley into Croydon can be extremely congested at peak times.</p> <p>The extra traffic generated by the proposals would cause misery in my opinion. The loss of green spaces in the proposed areas of development would also be most detrimental. I would therefore urge Croydon Council to consider and respect the very real concerns and fears of the majority of residents in the Shirley area.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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7326/01/001/DM44.2/O	Mrs Parveen Majeed	Object	DM44.2 661	<p>I am writing to object to the use of the following locations as gypsy/traveller sites: Coombe Farm off Oaks Road reference number 502; and Coombe Lodge Nurseries off Conduit Lane reference number 661;</p> <p>I am so upset to hear of these proposals for my family living close by to Coombe Farm. My daughter who lives in Scotland was also living close to gypsies and every single day she had a different problem. They steal, they fight, they make so much noise and they throw their rubbish all over the place and they have rough dogs who bark at everyone. We stopped visiting her because it was too much trouble.</p> <p>This area you are choosing is so nice and quiet, so clean and pretty. Why would you chose to ruin it with traveller sites. This is a most stupid decision and also very thoughtless to the people who live in that area. They will have to build 6 feet high walls all around their homes. Is the council going to pay for the extra security needed? I cannot stress enough how much I am against this proposal.</p>	Change	<p>This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.</p>
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Object Soundness - DM44.2  
Consistent 661  
with National

I am writing to object to the use of the following locations as gypsy/traveller sites:

- Coombe Farm off Oaks Road reference number 502; and
- Coombe Lodge Nurseries off Conduit Lane reference number 661;

I am strongly against these proposals for a number of reasons. Both the proposed sites are on Green Belt land and as such are inappropriate and harmful to the land. The area is pretty and supports plenty of wildlife which we love discovering with the grandchildren. The effect on the community already settled in that area, which includes my daughter and grandchildren, will be detrimental in many ways. I fear for their safety and security if this proposal were to be passed as the gypsies have tried to settle their before. My grandchildren were bullied and my daughter experienced vandalism to her property and theft from the garden. I cannot begin to imagine what it might be like if the travellers became permanent residents in the Coombe Farm and Coombe Lodge area. It would be disastrous. How can you think of placing a gypsy and traveller site in Conduit Lane, in the green belt, next to the award winning Coombe Wood Gardens? That place would be ruined within a very short space of time. If gypsies began frequenting the Coombe Wood it would mean that elderly people such as myself would no longer feel safe taking our grandchildren to the gardens and that would be a huge loss for us in so many ways. I urge you to re-think and place the gypsies and travellers in areas that would be better suited to them and would less infringe upon the lives of already settled and happy communities.

Change

This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

7330/01/002/DM44.2/O	Deborah Davis	Object	Soundness - Justified	DM44.2 661	<p>am writing to object to Reference Numbers 502 and 661— Location of Gypsy and Travellers sites in Coombe Lane and Coombe Lodge Nurseries. The reasons of my objections are as follows:</p> <ul style="list-style-type: none"> <li>• They are being built in Green Belt areas.</li> <li>• The sites are built on single track lanes but in your document you state "In addition Gypsy and Traveller sites need good access to the road network as they often need to move larger vehicles as part of their livelihood and way of life" . Neither has good access especially for larger vehicles. If there are to be 39 pitches with at least 2 families on each pitch and an average of 3 vehicles per family that is 234 vehicles. I don't think you could park that many vehicles in these sites let alone access on a one vehicle wide road.</li> <li>• I really do not believe these pitches are within the required distance of schools, doctors, shops.</li> <li>• I understand that Croydon wishes to increase Travellers sites fourfold yet I have seen no explanation why that number is used.</li> </ul>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
7333/01/002/DM44.2/O	Gisela & Patrick Pachebat & Maguire	Object		DM44.2 661	<p>We are objecting very strongly to a gypsy and traveller site in Conduit Lane and at Coombe Farm. Both sites are green belt and should not be used for any other purposes. You should listen to all the objections of all the people living around these sites. We can not understand why the council has to pick sites in South Croydon when other places would be much more suitable.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
8812/01/001/DM44.2/O	P A J Galhia	Object	Soundness - Justified	DM44.2 661	<p>A proposed Gypsy and Traveller site next to Croydon's award winning Coombe Wood Gardens and at the end of a bridleway and popular walk beggars belief.</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
8818/01/003/DM44.2/O	Owner of <i>Royal Garden Chinese Bar Restau</i>	Object		DM44.2 661	<p>Object to the te Travellers site as it would be in be in a Green Belt and in breach of government guidance and there would be no services local to the area</p>	Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

8822/01/011/DM44.2/O	Mrs M Davies	Object	DM44.2 661	I object to the following: - The use of the site at Coombe Farm for a gypsy traveller site (502) - The use of the site at Coombe Lodge for a gypsy traveller site (661)		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from industrial machinery located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
0084/02/005/DM44.2/O	Mr Dale Greetham <i>Sport England</i>	Object	DM44.2 662	All area policies should be in line with Sport England's Land Use Planning Policy Statement 'Planning for Sport Aims and Objectives' and Paragraph 74 of the NPPF and Sport England's Playing Fields Policy. The Coombe Road Playing Fields, Coombe Road site (Ref no 662) in South Croydon includes existing sports facilities. Furthermore, the remainder of the specific sites could also include existing sports facilities (it is unclear as the existing use of these sites is not provided within this document). Planning Policy Objective 1 within Sport England's Land Use Planning Policy Statement 'Planning for Sport Aims and Objectives' aims to prevent the loss of sports facilities and land along with access to natural resources used for sport. Furthermore, It is understood that some of the above sites form part of, or constitute a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No.2184). Sport England would be consulted as a statutory consultee on any forthcoming planning applications and they would be considered in light of its Playing Fields Policy. A site allocation and subsequent development on the playing field aspect of these sites (which did not accord with Sport England's Playing Fields Policy) would contravene paragraph 74 of the NPPF, which includes a strong presumption against building on open space. Sport England objects to the allocation of the land unless the above policies are fulfilled.	The site should not be allocated if it involves the loss of sports facilities or playing fields.	Change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.  The proposed allocation will be amended to include the retention of playing pitches.

0092/02/021/DM44.2/O	Riddlesdown Residents Associatio	Object		DM44.2 662	The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662. The site should remain as Green Belt.	The site should remain as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
0790/01/149/DM44.2/O	Mr Mathew Frith London Wildlife Trust	Object	Soundness - Justified	DM44.2 662	The Local Plan states that the site "met the criteria for de-designation" from the Green Belt, however, the site is not referenced under Policy SP7. The Council should state clearly what reasons it gives for it no longer meeting criteria for designation as Green Belt.		Change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

1727/01/004/DM44.2/O	Anthony Barber	Object		DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
1737/01/004/DM44.2/O	Brian Carter	Object	Soundness - Justified	DM44.2 662	It would de-designate Coombe Lodge Playing Fields as Green Belt. The re-designation of this site would not comply with Policy SP7.2 and the protection of the Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

1755/01/004/DM44.2/O	Ann Kellaway	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
1771/01/004/DM44.2/O	Amanda Stretton	Object	DM44.2 662	OBJECT to The use of the following location for a Secondary School: Coombe Road Playing Fields, site reference 662 as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

1788/01/010/DM44.2/O	Alice Desira	Object	Soundness - Justified	DM44.2 662	The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
1793/01/002/DM44.2/O	Amit Patel <i>BK Financial Management Limited</i>	Object		DM44.2 662	The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

1797/01/008/DM44.2/O	Andrea Telman	Object	DM44.2 662	I totally disagree to the following planning applications which would spoil the character of our local environment and threaten our green belt. I choose to live in an area that is peaceful and quiet and resent the changes that are being forced upon me. In the spirit of true democracy I wish to make clear my objection to the following developments - Policy DM2 (p18);Policy DM40.1 (p166); Policy 40.4, Table 11.3, Site 30 (p168) ; Policy 40.4, Table 11.3, Site 61 (p168). ;Policy DM41.3, Table 11.14, site 306 (p171); Policy DM44.2, Table 11.17, site 661 (p179). ; Policy DM44.2, Table 11.17, site 662 (p179); Policy DM28 (p115-116); Policy DM35, Table 11.8, Site 945 (p146); and Policy DM31.4 (p126)	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
1800/01/007/DM44.2/O	Carly Litchfield	Object	DM44.2 662	The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan. Sanderstead Plantation is also being downgraded from Green Belt to Metropolitan Open Land. Objections are raised to all these downgrades.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

1821/01/003/DM44.2/O	Hina Shavdia	Object	Soundness - Justified	DM44.2 662	Object to the de-designation of: Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.	
1829/01/010/DM44.2/O	Christine Cafferkey	Object	Soundness - Justified	DM44.2 662	The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179).	The site should remain as green belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

1843/01/007/DM44.2/O	Mrs A L Winkley	Object	DM44.2 662	I object to DM44.2 table11.17 site 662,	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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1853/01/006/DM44.2/O	Brian Matthews	Object	DM44.2 662	These sites should not be downgraded from greenbelt status.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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1856/01/005/DM44.2/C	Chris Sleight		DM44.2	Policy DM44.2, Table 11.17, site 662 (p179): I object to the reclassification of Coombe Playing Fields, Croham Hurst Woods and Sanderstead Plantation from Greenbelt to Metropolitan Open Land. This is not appropriate. It is essential for the character, ecology and biodiversity of the borough that these green spaces remain fully protected and are recognised for what they are - Green Belt. To downgrade them would be an obvious 'thin end of the wedge' to losing them.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
1858/01/004/DM44.2/O	Catherine Pleasance	Object	DM44.2	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

1860/01/003/DM44.2/O	Mrs Cathy Sidholm	Object	DM44.2 662	I am writing to object to the de-designation of Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
1886/01/006/DM44.2/O	David Smith	Object	DM44.2 662	Loss of Green Belt- (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662. These sites should remain as green belt. Croham Hurst Woods and Sanderstead plantation are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan. I object to all these downgrades, as they are both easily accessible areas for exercise and recreation that once gone will never be replaced	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

1892/01/006/DM44.2/O	Dennis Carter	Object	DM44.2 662		No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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1894/01/007/DM44.2/O	Mr & Mrs Derek & Sue Reeves	Object	DM44.2 662	We would make the following objections to the proposed Draft Local Plan which is a poorly disguised attack on the southern part of the Borough  Policy DM 44.2, table 11.17, Site 662	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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1896/01/004/DM44.2/O	Divya Kumar	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.	
1916/01/006/DM44.2/O	Andrew Hird	Object	DM44.2 662	The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. All these downgrades should be removed.	he site should remain as green belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

1926/01/018/DM44.2/O	Councillor Luke Clancy	Object	Soundness - Justified	DM44.2 662	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Coombe Road Playing Fields as Green Belt, site reference 662; The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
1944/01/004/DM44.2/O	Mr Mark Barrows	Object		DM44.2 662	I object to Coombe Road Playing Fields as Green Belt, Policy DM44.2, site reference 662; as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

1982/10/003/DM44.2/O E McNally	Object	DM44.2 662	I object to the de-designation of:  Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
1989/01/004/DM44.2/O S R Samuel	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

1990/01/004/DM44.2/O	Douglas & Linda Oram	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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2005/01/004/DM44.2/O	J. M Lewis	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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2011/01/003/DM44.2/O	Mrs Jeanne F. Wells	Object	DM44.2 662	<p>I object to the de-designation of:</p> <p>Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation;</p> <p>Coombe Road Playing Fields as Green Belt, site reference 662;</p> <p>as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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2015/01/004/DM44.2/O	Mrs Jane M. Smith	Object	DM44.2 662	<p>I object to the de-designation of the site as Green Belt.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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2027/01/003/DM44.2/O	Mr John Webster	Object	DM44.2	<p>I object to the de-designation of:</p> <p>662 Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation;</p> <p>Coombe Road Playing Fields as Green Belt, site reference 662;</p> <p>as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
2056/01/005/DM44.2/O	Councillor Dudley Mead <i>London Borough of Croydon</i>	Object	DM44.2	<p>I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews:</p> <p>Coombe Road Playing Fields as Green Belt, site reference 662;</p> <p>The de-designation of the above site would not comply with Policy SP7.2 and protection of the green grid.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>

2062/01/018/DM44.2/O	Councillor Jason Perry <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM44.2 662	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Coombe Road Playing Fields as Green Belt, site reference 662; The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2071/01/018/DM44.2/O	Councillor Mario Creatura <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM44.2 662	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Coombe Road Playing Fields as Green Belt, site reference 662; The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2078/01/004/DM44.2/O	Mr Nivaj Sawant	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2093/07/001/DM44.2/O	Lorraine Pond	Object	DM44.2 662	Policy DM44.2, table 11.17, site 662 - this site should not be developed. Policy SP7 of the Strategic Plan - this should not be de-designated from Green Belt to Metropolitan Open Land. Sanderstead plantation should not be downgraded from Green Belt to Metropolitan Open Land. I object to all these proposals.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2103/01/004/DM44.2/O	Miss DC Smith	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.	
2128/02/014/DM44.2/O	Cllr Steve O'Connell AM	Object	DM44.2 662	I object to the loss of Green Belt. The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid.	This site should remain Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2141/01/004/DM44.2/O P Graham	Object	DM44.2 662	I object to Coombe Road Playing Fields as Green Belt, Policy DM44.2, site reference 662; as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2144/01/004/DM44.2/O P Busby	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2150/01/004/DM44.2/O	R. V. Lewis	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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2160/01/002/DM44.2/S	Glen Print	Support	DM44.2 662	I have no objection to the building of a secondary school on the site of Coombe Wood playing field, as it does bring benefit to future generations.	Welcome support	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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2175/01/005/DM44.2/O	Mrs Veronica Prigg	Object	DM44.2 662	<p>I wish to object to Policy DM 44.2 Loss of Greenbelt . Proposed development of Coombe playing fields. This is designated Greenbelt so development should not be permitted.</p> <p>Croham Hurst and Sanderstead Plantation both presently Greenbelt redesignated as Metropolitan open land -why? Does this make development easier? These are both precious open spaces, with Croham Hurst having SSSI status and as such should be fully protected.</p> <p>I quite appreciate the need for more housing, but one only has to visit Croydon to see the number of vacant/ derelict sites that could be developed for housing rather than concreting over beautiful open spaces which can never be replaced. I trust you will consider my very valid objections and fears.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
2181/01/008/DM44.2/O	Ray & Anne Smith	Object	DM44.2 662	<p>Object to Loss of Green Belt on all three sites at Coombe Playing Fields, Croham Hurst and Sanderstead Plantation and SP7.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>

2243/01/001/DM44.2/O	Ben Rispin	Object	DM44.2 662	<p>Please note my objection to the following development of land outlined in recent area plans. These open spaces are vital to the quality of life of the area. As someone whose family has been in Sanderstead for three generations I object as I would like to see my children have the same quality of life and access to open space as their parents, grandparents and great grandparents.</p> <p>I object to the Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179).</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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2304/01/004/DM44.2/O	Mandy Lambert	Object	DM44.2 662	<p>I object to the de-designation of the site as Green Belt.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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2318/01/004/DM44.2/O	Julie Litchfield	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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2326/02/004/DM44.2/O	Mrs Mollie Dagnell	Object	DM44.2 662	I am writing to object to the de-designation of Coombe Road Playing Fields as Green Belt, site reference 662.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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2334/01/002/DM44.2/O	Mr Noel Vas	Object	Soundness - Justified	DM44.2 662	<p>I am writing to object to:</p> <p>The de-designation of:</p> <ul style="list-style-type: none"> <li>•Coombe Road Playing Fields as Green Belt, site reference 662</li> </ul> <p>as the de-designation of the site would not comply with Policy SP7.2 and protection of the green grid.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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2366/01/003/DM44.2/O	Adrian Little	Object		DM44.2 662	<p>Coombe Playing Fields are also part of the wonderful Lloyd Park Green Space with beautiful views and contiguity to Lloyd Park itself . Any marginal building project on it would detract from the whole area . Even Coombe Lodge is restricted in any alteration or development.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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2429/02/004/DM44.2/O	Mr & Mrs E Abdul-Nabi	Object	Soundness - Justified	DM44.2 662	Object to the de-designation of Coombe Playing Fields as the de-designation would not comply with Policy SP7.2 and the protection of the green grid. The building of a secondary school on this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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2448/01/018/DM44.2/O	Andy Stranack Croydon Council	Object	Soundness - Justified	DM44.2 662	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Coombe Road Playing Fields as Green Belt, site reference 662; The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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2493/02/004/DM44.2/O	Ben Plummer	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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2542/02/003/DM44.2/O	N Johnceline	Object	DM44.2 662	Coombe Road Playing Fields - de designation would not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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2545/02/001/DM44.2/O	Mr Subramanian Rupan	Object	DM44.2 662	<p>I object to your proposed development in policy DM 44.2, Table 11.17, Site 662 for the construction of a school at Coombe Playing field for reasons given below:</p> <ol style="list-style-type: none"> <li>1. Coombe Playing field is currently falls within Green Belt and should not be degraded for construction of the school. Degrading would not comply with Policy SP7.2 and the protection of the Green Belt;</li> <li>2. Melville Avenue is a short road and there are 2 schools at present. During school times a lot of traffic use this road. I object to adding more traffic on to Melville Avenue which will make the road unsafe for road users and add more traffic noise and pollution;</li> <li>3. Coombe Playing fields are important resource for schools which do not have playing fields and should therefore be kept for current and future users.</li> </ol>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
2552/01/004/DM44.2/O	Ms Cliona Moore	Object	DM44.2 662	<p>I object to the de-designation of the site as Green Belt.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>

2556/01/004/DM44.2/O	Miss F Matthews	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2586/01/005/DM44.2/O	Anna Bannon	Object	DM44.2 662	I am writing to object to the de-designation of Coombe Road Playing Fields as Green Belt. The de-designation would not comply with SP7.2 and the protection of green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2590/01/004/DM44.2/O	Mr & Mrs Wilkinson	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2607/01/003/DM44.2/O	A&L Issac	Object	DM44.2 662	<p data-bbox="1457 751 1792 842">Re:Proposals for Traveller's Site on Conduit Lane Proposal for School on Coombe Playing Fields</p> <p data-bbox="1457 869 1792 1136">We are writing to object to the above proposals. We have grown up in South Croydon and have been regular visitors to Coombe Wood and gardens, and now with our young daughter. This green belt refuge in dense suburban Croydon would suffer great from any development in Conduit Lane. A traveller site would be inappropriate and adversely affect the character of this special environment .</p> <p data-bbox="1457 1163 1792 1346">We understand that there are always competing demands and needs for the council to meet in the borough but please recognise the amenity value of precious green areas in Croydon, that would be lost to future generations by insensitive development.</p>	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2608/03/002/DM44.2/S	Jonathan Wilden WCGS Academy Trust	Support	DM44.2 662	<p>To date, the EFA and Cushman &amp; Wakefield have undertaken a detailed search for a site in the area using the following property search criteria:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Location within Croydon and location relative to the school catchment area;</li> <li><input type="checkbox"/> Sites available within suitable timescales;</li> <li><input type="checkbox"/> Likelihood of obtaining planning approval for a Secondary School</li> <li><input type="checkbox"/> That the on-going service/maintenance costs offer good value.</li> <li><input type="checkbox"/> Technical risks associated with any redevelopment.</li> <li><input type="checkbox"/> Access to external play areas and open space.</li> <li><input type="checkbox"/> Good pedestrian access for local children to be able to walk to school.</li> <li><input type="checkbox"/> Local transport links and connections to the site.</li> </ul> <p>We have identified a number of sites through this process which are not considered suitable due to size constraints, site ownership/availability, conflicting ('bad neighbor' adjacent uses, , and poor infrastructure linkages.</p>	<p>In summary there are no other suitable, available and deliverable sites in the area at present. WCGS is interested in the site and developing a new secondary school there.</p>	Welcome support	<p>Whilst the Local Plan cannot endorse specific school providers we welcome the support for this site from the WCGS Academy Trust.</p>
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2608/02/001/DM44.2/S	Jonathan Wilden WCGS Academy Trust	Support	DM44.2 662	<p>The WCGS Academy Trust would like to register an interest in the following site in response to Croydon's Local Plan. (site number 662)</p> <p>The preferred option stated in the Local Plan is for a 'secondary school'. We would like to register an interest in the 'preferred option' which is for a secondary school.</p> <p>The WCGS Academy Trust has received approval from the Department for Education to open a comprehensive Free School with a sports specialism in the South Croydon area to open in September 2018.</p> <p>Our attached document 'A proposal for a brand new WCGS Academy Trust Secondary School, Coombe Road Playing Fields – Local Plan ref 662' forms our representation to Croydon Council for our Free School with enhanced sports facilities to be located on site 662 and should be read in conjunction with this form.</p> <p>This new secondary school provision with enhanced sports facilities will meet the needs of local people and will support the development of younger generations to achieve their best educationally and through engagement in sporting activity. We aim to provide opportunities for all young people to reach their personal best</p> <p>See our attached document 'A proposal for a brand new WCGS Academy Trust Secondary School, Coombe Road Playing Fields – Local Plan ref 662' for further information.</p>	<p>The WCGS Academy Trust has received approval from the Department for Education to open a comprehensive Free School with a sports specialism in the South Croydon area to open in September 2018.</p> <p>With the support of the Educational Funding Agency (EFA), the Department for Education (DfE) and Croydon Council a new Free School can be delivered by 2018.</p> <p>The phasing of development should be adjusted to reflect the opening of the Free School in 2018 rather than the phased development of 2021-2026 as suggested in the Local Plan.</p>	Welcome support	<p>Whilst the Local Plan cannot endorse specific school providers we welcome the support for this site from the WCGS Academy Trust.</p>
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2617/01/003/DM44.2/O	Richard Parrish <i>Archbishop Tenison's School</i>	Object	DM44.2 662	I am also objecting to the proposal to build a secondary school at site reference 662 where I understand that the preferred approach is to allow an Academy Trust from a neighbouring borough, which currently runs a single sex selective / grammar academy, to run the school on this site. My ground for objecting to this is that this is in conflict with SP5.9 which states that the Council will support investment in the improvement and expansion of primary and secondary schools. I attach in Appendix A a short history of the plans for the proposed move of Archbishop Tenison's school to the Coombe Road site. As you will see in that summary, following the failure to proceed with that proposal, the Council undertook to find an alternative site to relocate and expand Archbishop Tenison's. In fact it has not yet managed to do this and now has to opportunity to deliver on that undertaking by offering this original nursery site to this school and maintaining the playing fields as they are, which are an important facility for sport not just in this school, but for other existing secondary schools in the Borough. It seems completely wrong to make that important sporting site available for building to an out of borough academy trust with no experience of running a coeducational mixed ability school. It is also worth adding that this approach could free up the current Archbishop Tenison's site in Park Hill for residential redevelopment close to central Croydon or for community use as a primary school. For obvious reasons we are strongly opposed to Croydon Council inviting a single sex, grammar / selective school from another borough to build a school on this site rather than meeting its objective under SP5.9 of supporting investment in the expansion of existing secondary schools in the borough	Use the site to relocate and expand the existing Archbishop Tenison's school.	No change	The Local Plan does not endorse specific school providers. It is allocating the site for use as a new secondary school and should the Archbishop Tenison's School wish to open a new secondary school on this site then this would be in line with the proposed allocation. However, given the need for new school places in the borough the Council would not be in favour of the simple relocation of Archbishop Tenison's School and the reuse of their current site for residential use as this would potentially leave the borough with a shortfall in secondary school places.
2629/01/005/DM44.2/S	Jamie McFarland <i>Education Funding Agency</i>	Support	DM44.2 662	The Education Funding Agency has approved 3 new Free Schools currently looking for sites within Croydon. This site has been identified as being potentially suitable options for the permanent location of the WCGS Federation Free School. We would welcome the opportunity to work with Croydon Council and the respective trust to make these sites available options for these schools.		Welcome support	Whilst the Local Plan cannot endorse specific school providers we welcome the support for this site from the Education Funding Agency.

2634/01/007/DM44.2/C	Charlie Fagan ARK	Comment	DM44.2 662	The site does not meet Ark's demographic criteria.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2635/01/009/DM44.2/O	Paul Sandford <i>Bourne Society</i>	Object	DM44.2 662	I also object to the de-designation of the following areas: Coombe Road Playing Fields as Green Belt, site reference 662; Land to the west of Timebridge Community Centre, Lodge Lane, site reference 636. which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews. The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2642/02/004/DM44.2/O	Mr John Walsh	Object		DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2657/01/033/DM44.2/O	Rebecca Pullinger <i>CPRE London</i>	Object	Soundness - Effective	DM44.2 662	The more specific site allocations represent a large reduction in the amount of designated and non-designated open space. While we acknowledge the need to build new homes and associated infrastructure such as schools, Croydon's growing population also needs quality open spaces for all the human amenity and ecosystem services which they provide. The Local Plan states that the site "met the criteria for de-designation" from the Green Belt however the site is not mentioned the policy SP7 which covers changes in Open Space Designations. The council should state clearly what reasons it gives for it no longer meeting criteria for designation as Green Belt. Even if the site does not meet Green Belt criteria, a change to MOL designation should be considered as the site has recreational use and therefore meets criteria for MOL. The Council should remove the proposed site allocation and designate the site as Metropolitan Open Land.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2659/01/004/DM44.2/O	Mr Paul Quaintance	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2659/02/002/DM44.2/O	Mr Paul Quaintance	Object	DM44.2 662	Building a secondary school and traveller pitches in this area will not be in keeping with the area. The area is very green and popular as a place to spend time in Croydon's natural areas for many many people. Building these sites on green belt land here would not be appropriate. It would detract from the special characteristics of the local area. It would also bring heavy traffic with regards to the secondary school to an area where there is also difficulty parking in the week with other schools / nursery's also in this area. I believe it would affect negatively the local amenities and also would be inappropriate for people enjoying Lloyd Park, Coombe Lodge Café and the wooded areas around these very important local areas. Coombe Wood and Lloyd Park are some of Croydon's few special places. We should not be building on Green Belt land and detracting from the special characteristics of local areas. We should keep and protect the few special places that Croydon has such as Lloyd Park and its surrounding areas and woodland. This is critical given all the development in the centre of Croydon for people to escape and relax in.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2662/01/004/DM44.2/O	Mr Terrence Pais	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2662/02/001/DM44.2/O	Mr Terrence Pais	Object	DM44.2 662	The proposal does not meet Strategic Objectives 5, 9 and 10. It will have the greatest impact as the increased traffic, noise, light will affect the fauna of the area, including badgers, deer, owls and pheasants. Increased traffic and impact on tram services will adversely affect the area. Future generations will also need playing fields. Development in the Green Belt is inappropriate because the Green Belt is designed to prevent urban sprawl. The increased development in central Croydon will increase the population of the area and that population will need green space. People do not need to use the playing fields to benefit from them. The visual impact of green space versus a developed space is a benefit. Losing playing field space will have an impact on current users. The site should be retained as a playing field.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2664/01/003/DM44.2/O	Ms Alison Lawton	Object		DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2699/01/003/DM44.2/O	Mr & Mrs Tahir	Object	Soundness - Justified	DM44.2 662	Object to this site for school as it is in Green belt and there are enough schools in the locality. It would cause extra pressure on traffic and parking in this congested area. Alternative sites should be sought that have less impact on the environment	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

We are extremely concerned to learn that proposals are being considered to build a school on the Coombe Lodge playing fields.

Clearly this would be a significant 'change of use' for a site which is located within the 'Green Belt'. Furthermore, we understand that the area is designated as being 'of Special Character' within the Borough. As such it is protected from any re-development which would be contrary to conservation and local habitat.

As in other neighbouring boroughs, such developments tend to precipitate and accelerate the erosion of natural area which have been protected for many years for use by all residents of the borough as well as countless visitors.

The proposed re-development site is adjacent to Addinton Hills, Coombe Gardens, Lloyd Park and Coombe Farm. We contend that such a development would be totally inappropriate for the area, as the character of these local areas of leisure and relaxation would be negatively affected.

More specifically, the potential re-development may have more obvious negative local impact. It is a matter of record that many inner-city schools and colleges no longer have adequate on-site playing fields to meet their National exercise through sport and physical activities, traditionally in games such as football, athletics and cricket. These are all played at Coombe Lodge. The loss or reduction of the facilities here would further exacerbate this situation within this area of the Borough.

Furthermore, any significant construction project at the proposed location such as a school, would inevitably cause major disruption to the local area for the entire project duration. Large industrial vehicles, construction work and plant deliveries, let alone environmental and noise pollution, would be a blight on the local area for many months, if not years.

No doubt you are aware there are already two schools in Melville Avenue- Old Palace School of John Whitgift and Rutherford Special Needs School. As a consequence, local residents are obliged to endure periods of chaotic traffic movements in Melville Avenue and other connecting roads. It is inevitable that the local roads and side streets

There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

would be even more seriously congested especially at peak periods, due to the significant increase in traffic generated by the construction of a new school on the site of Coombe L Lodge playing fields.

There is currently no bus service along Coombe Road and the only adjacent public transport is the Tram Link, so an increase in private vehicles in the area would be inevitable if the re-development proposal were put into practice.

As Croydon residents for many years, we certainly do not feel that this proposed re-development within our local community is appropriate, nor or in the local interest. It will certainly not benefit our lifestyle. We strenuously object to the proposed re-development of the Coombe Lodge playing fields site and urge the Council to abandon the proposed re-development this plot of land so that it continues to provide a much valued recreation facility whilst enhancing the local environment.

We trust we can count on your vigorous support to counter the local planning changes which have raised these current proposals and also to reject any similar inappropriate schemes within the Croyham Ward of the Borough.

2717/01/004/DM44.2/O	Mrs & Mrs Rutherford	Object	DM44.2 662	I object to Coombe Road Playing Fields as Green Belt, Policy DM44.2, site reference 662; as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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2719/01/005/DM44.2/O	Mr Chris Hutchinson Royal Russell School	Object	DM44.2 662	<p>Page 5 Green Belt designation - the applicable scores are -10, -5 and +10. The proposed sites all scored +5. The applicable score should be -5.</p> <p>Page 6 Privacy- this attracts a +10 or -10. A Green Belt, Open Land site will naturally provide greater privacy and so attracts +10, meaning the difference in score from a site with privacy to a site without privacy is 20 points- a sizable margin that impacts heavily on the ultimate score for each site.</p> <p>Page 6 Social Deprivation - why should these areas be treated differently and therefore attract a score of -10?</p> <p>Page 6 Access to Services - attracts a neutral 0 score. Why is access to essential services scored as unimportant?</p> <p>Page 6 Employment and community use re-provision - only scores -5. This should be higher if businesses need to relocate or cease to exist with loss of employment, such as the Wedding venue business on the Oaks Farm land.</p> <p>Page 7 Brownfield vs Greenfield site - The criteria indicated that a brownfield site that has a building that can be converted for traveller use will score 0, whilst a Greenfield site with the same criteria score +5. Please explain.</p>	662 - Local Green Space should be -5, not +5 as shown.	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
2719/01/002/DM44.2/O	Mr Chris Hutchinson Royal Russell School	Object	DM44.2 662	<p>I note with some concern the proposals in the Croydon Council Local Plan dated August 2015. In particular, the proposal to develop three sites in close proximity for the use of the Travelling population and the proposal to build a new Secondary School on Coombe Road Playing Fields. Croydon is acknowledged as the 'greenest' Borough in South London, with many Croydon parks and open spaces achieving 'Green Flag' status including Lloyd park and Coombe Woods. These are accreditations that we should be proud of and wish to preserve. Royal Russell School objects to these proposals on the basis of the development of Green Belt land and flaws and inconsistencies in the scoring criteria that identified these sites as appropriate for development</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>	

2733/01/004/DM44.2/O	Mr David Martin	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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2738/01/003/DM44.2/O	Mr D Lawton	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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2739/01/004/DM44.2/O	Mr Colin Campbell	Object	Soundness - Justified	DM44.2 662	I am writing go object to: The de-designation of Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of these sites would not comply with Policy SP7.2 and protection of the green grid;	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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2753/01/004/DM44.2/O	Charles Chellapandian	Object	Soundness - Justified	DM44.2 662	Object to the de-designation of Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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2754/01/001/DM44.2/O	Mr P Sowan	Object	DM44.2 662	The new secondary school would require dedesignation and this would be contrary to London policies to protect the Green Belt and would detract from the attractiveness of the open space. It would also cause traffic and access problems in the area. The appropriateness of a school adjacent to a travellers site is questionable.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2770/01/008/DM44.2/O	Mr Peter May	Object	DM44.2 662	DM44.2, Table 11.17, site 661 Coombe Lodge Nurseries proposes this be used in future as a Gypsy and Travellers site. As I understand it this is currently green belt land and it is totally inappropriate to use green belt land in this way. Such land is precious for wild life and the community as a whole and should not be allowed to be lost for this purpose. Indeed all green belt land should be regarded as sacrosanct and not be allowed to be downgraded. This also applies to site 662 Coombe Road Playing Fields which again should remain as green belt land and not be allowed to be built upon.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2773/01/001/DM44.2/S	David Peschier	Support	DM44.2 662	<p>Support - The Coombe Road playing field would be a suitable site for a school.</p> <p>1. Endorse the plan to build a school subject to approving the site plan.</p> <p>2. but have concerns about:</p> <ul style="list-style-type: none"> <li>- The lack of transport links serving the proposed new school with approx 1200 pupils and staff - there is currently no bus route along Coombe Road</li> <li>- The tram system has insufficient capacity to cope with additional numbers as is already over-loaded in peak times around Lloyds Park area due to pupils and staff travelling to and from the two established schools in close proximity.</li> <li>- The road layout would need to be amended to enable safe and secure delivery of pupils to the new school</li> <li>- Suggest the school entrance on Conduit Lane with a large new roundabout created at the junction with Oaks Rd to allow access in/out of the school.</li> </ul>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
2774/01/007/DM44.2/O	Cllr Susan Winborn <i>London Borough of Croydon</i>	Object	DM44.2 662	<p>Objects to the de-designation of Coombe Road Playing Fields as green belt</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>

2775/01/018/DM44.2/O	Cllr Tim Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM44.2 662	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Coombe Road Playing Fields as Green Belt, site reference 662; The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2776/01/018/DM44.2/O	Cllr Helen Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM44.2 662	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Coombe Road Playing Fields as Green Belt, site reference 662; The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2785/01/006/DM44.2/O	Ian Cutts	Object	Soundness - Justified	DM44.2 662	This contrary to established policy.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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2804/01/006/DM44.2/O	Jim Gibbons	Object		DM44.2 662	The Coombe Playing Fields, currently Green Belt, are being proposed for development. The site should remain as green belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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2812/01/018/DM44.2/O	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM44.2 662	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Coombe Road Playing Fields as Green Belt, site reference 662; The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2829/01/018/DM44.2/O	Cllr Margaret Mead <i>Croydon Council</i>	Object	Soundness - Justified	DM44.2 662	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Coombe Road Playing Fields as Green Belt, site reference 662; The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2831/01/005/DM44.2/O	Jenita Thirumaniraj	Object	DM44.2 662	<p>The de-designation of:</p> <p>Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation;</p> <p>Coombe Road Playing Fields as Green Belt, site reference 662;</p> <p>as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
2833/01/003/DM44.2/O	Jeff and Susanne Webb	Object	DM44.2 662	<p>These sites should remain as Green Belt. We object most strongly to these being down graded to metropolitan open land. No further playing fields must be built on.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>

2841/01/011/DM44.2/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object	DM44.2 662	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Coombe Road Playing Fields as Green Belt, site reference 662. The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2842/01/018/DM44.2/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	Soundness - Justified DM44.2 662	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Coombe Road Playing Fields as Green Belt, site reference 662. The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

Object

DM44.2  
662

Even more concerning is the proposal to use Coombe Playing Fields (currently Green Belt) for a new school (Policy DM 44.2, Table 11.17, site 662 (page 179)). For many people in Croydon, their first open space of any consequence is the land around Lloyd Park. The character of this land has already been tarnished by the tram route running through them, and this proposal can only be seen as part of the insidious erosion of what is surely one of Croydon's prized possessions.

The site should remain Green Belt.

No change

There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

The proposal to build a secondary school at site reference 662 where I understand that the preferred approach is to allow an Academy Trust from a neighbouring borough, which currently runs a single sex selective / grammar academy, to run the school on this site. This is in conflict with SP5.9 which states that the Council will support investment in the improvement and expansion of primary and secondary schools. Croydon Council had a previous proposal, which they could revive, to use this site to relocate and expand Archbishop Tenison's school - the borough's most successful co-educational secondary school which is highly popular with strong leadership and which has already invested time and effort in planning for such a move under the previous proposals. Following the failure to proceed with that previous proposal the council undertook to find an alternative site to relocate and expand Archbishop Tenison's - it has failed to do so and, with this current opportunity of delivering on that undertaking, is now failing to do so by offering this original site to an out of borough academy trust with no experience of running a coeducational mixed ability school. In addition this approach would free up the current Archbishop Tenison's site in Park Hill for residential redevelopment close to central Croydon or for community use as a primary school.

I am deeply opposed to Croydon Council inviting a single sex, grammar / selective school from another borough to build a school on this site rather than meeting its objective under SP5.9 of supporting investment in the expansion of existing secondary schools in the borough.

There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2886/01/008/DM44.2/O	Mrs Dianne Haile	Object	DM44.2 662	I am writing to object to the de-designation of Coombe Road playing fields because de-designation would not comply with policy SP7.2 and the protection of the Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2888/01/004/DM44.2/O	Mr Phillip Moore	Object	DM44.2 662	I object to the de-designation of Coombe Road Playing Fields as Green Belt - site reference 662.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2889/01/005/DM44.2/O	Mr Peter Lawton	Object	DM44.2 662	I object to the de-designation of Coombe Road Playing Fields as green belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2906/01/003/DM44.2/O	Mr Gerald Smith	Object	DM44.2 662	Policy DM44.2 (page 179) - Loss of Green Belt Areas I object strongly to the downgrading of Coombe Wood Playing Fields/Croham Hurst and Sanderstead Plantation to facilitate housing development. There is not a lot of greenery in Croydon as a whole (particularly in the north of the borough) so why remove what we have?	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2913/01/005/DM44.2/O	Wendy Wilkinson	Object	DM44.2 662	I object to the de-designation of Coombe Road Playing Fields as Green Belt as the de-designation of the site would not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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2931/01/013/DM44.2/O	Mr John Newman	Object	DM44.2 662	I object to the de-designation of the site as it would not comply with Policy SP7.2 and protection of the Green Grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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2932/01/003/DM44.2/O	Mr James Lawton	Object	DM44.2 662	I object to the de-designation of Coombe Road Playing Fields as green belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2934/01/005/DM44.2/O	J A Meyer	Object	DM44.2 662	I object to the de-designation of Coombe Road Playing Fields as green belt as it would not comply with Policy SP2.7 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

I understand that the following Policies will threaten our green spaces. I was born in Croydon and have lived in this area all my life (I am now 63). My parents came here from Scotland in the early 1950s. They chose this area specifically for its green spaces and it is quite unique in that facility. I spent more than 35 years in Real Estate in this area and know very well that the reason people continue to move here, is exactly for these facilities and yet remaining within easy reach of other amenities, London, the coast and airports. Of course, more housing is required but I believe the alternative suggestions to these proposals to be very valid and much more in keeping with the neighbourhood thus maintaining its attractiveness and good standard.

These proposals are ill conceived and will change this particular neighbourhood beyond all recognition and take away that for which it is well known and valued. Please hear the voices of people like me and do NOT continue with the proposed policies set out below and which can be found in your Local Plan:

7. The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). This is an area of specific natural beauty and scientific interest. Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades and

There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2978/01/006/DM44.2/O	Mr James Marland	Object	DM44.2 662	No downgrade of (1) Coombe Playing Fields. They should remain greenbelt land and protected.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
2982/01/031/DM44.2/O	Mrs Jeanne Driscoll	Object	DM44.2 662	I wish to add my objections made on this document by our local M.P. Chris Philp.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

2985/01/003/DM44.2/O	Jennifer Houghton	Object	DM44.2 662	<p>I object to the proposal to down grade the above site from green belt to Metropolitan. Croydon is a London Borough known for having green spaces and parks which are much appreciated by all the local residents and adds to its positive image.</p> <p>I also object to the proposed provision of. Gypsy/ traveller site at Conduit Lane this is a green belt site. There are limited facilities for families who would be living there - no local shops or health centre. There is a shortage of local primary school places and no primary school within walking distance. I understand it is of paramount importance to encourage traveller family to send their children to school so that they can continue their education.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
2991/01/002/DM44.2/O	Anna Bond	Object	Soundness - Justified DM44.2 662	<p>Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation</p> <p>The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map).</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>

2999/01/006/DM44.2/O	Mr John Harris	Object	DM44.2 662	I am writing to object to the de-designation of: Coombe Road Playing Fields as Green Belt being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179).  The de-designation of these sites would not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3003/01/007/DM44.2/O	Mr John James	Object	DM44.2 662	I would like to register my objection to DM44.2, Table 11.17, Site 662 (Green Belt development)	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3011/01/004/DM44.2/O	Mr Joseph Trickey	Object	DM44.2 662	<p>I wish to state my strong objection to any diminution of local green spaces. The draft local plan Policy DM 44.2 and Policy SP7 propose redesignation from Green Belt status to Metropolitan Open Land for Croham Hurst and also for the Sanderstead Plantation and Coombe Playing Field. The value of maintaining protection for these spaces for health and environmental reasons must be evident to everyone responsible for their protection. For many years I, along with many others, have used these open spaces and woodlands to walk around the area and also for walking into Croydon town. One of Croydon's great assets is in the number of green spaces available for the public's recreation, and it is clear from public meetings that the people of Croydon see them as of great benefit. Not only is the public prepared to use them but as is seen from the associations like the Friends of Croham Hurst Woods and the Friends of Wetton Gardens people are also prepared to work for their improvement. I should like reassurance that the redesignation of the land will not result in any erosion of the areas open for walking and for leisure in general</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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3027/01/002/DM44.2/O	Mr Nicholas Hook	Object	DM44.2 662	<p>The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2 Table 11.17, site 662 (pg179). The site should remain as green belt.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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3046/01/008/DM44.2/O	Stephanie Lawson	Object		DM44.2 662	I object to the development plans detailed in this policy and believe the site should remain as green belt. These sites should not be downgraded as proposed.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3070/01/006/DM44.2/O	Christine Denney	Object	Soundness - Consistent with National	DM44.2 662	I should like to protest against the site chosen for gypsy camps and a new secondary school being built on green belt. There must be better sites for them as we must protect our green belt sites.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3074/01/006/DM44.2/O	Christine Younger	Object	DM44.2 662	I strongly object to this council building or using Green Belt sites for this and any other purpose. Also high rise flats will upset the balance of the areas. I do accept that we need more housing but these should be build on existing empty or land filled sites.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3075/01/003/DM44.2/O	Mr Christopher Andrews	Object	DM44.2 662	Green belt means protected against development. That is the point otherwise the concept of 'Green Belt' and its associated legislation, may as well be scrapped altogether.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3077/01/005/DM44.2/O	Mrs Clare Gardner	Object	Soundness - Justified	DM44.2 662	2.The de-designation of:  •Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation; •Coombe Road Playing Fields as Green Belt, site reference 662; •Land at Shirley Oaks; •Rowdown Fields site reference 636 (New Addington does not need another secondary school) as the de-designation of these sites would not comply with Policy SP7.2 and protection of the green grid;	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3081/01/007/DM44.2/O	Mr John Morgan	Object		DM44.2 662	Policy DM44.2, Table 11.17, site 662 (p179).The Coombe Playing Fields, currently Green Belt, are being proposed for development and they should retain their current status.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3091/01/007/DM44.2/O	Mr Paul Gomm	Object	DM44.2 662	please note my objection to the following policy reference numbers within your current draft plan for planning & development;	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3103/02/004/DM44.2/O	Mr Varsha Patel	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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I also want to express my total opposition to the idea of a school from another borough running another school on site 662. The idea that a Sutton school might be given a site in Croydon, when there are schools here that would dearly love to expand, is incomprehensible. One of the proposals in the plan (SP5.9) says that the council will support investment in the improvement and expansion of primary and secondary schools.

Archbishop Tenison's School was asked to prepare for a move to the Coombe Lane nursery site back in 2008 and, with the full support of the Education Department, the Governors planned the move in great detail. They were dealt a heavy blow, however, when in 2010 the site was withdrawn. The governors were told at the time that no one could build on the Coombe Lane site, because it was greenbelt land. In the last few years the School has expanded as much as it can and the Selborne Road site has been developed in a number of small ways to accommodate extra pupils, but there is a desperate need for large scale development on the site, or a relocation to another, more suitable site.

I want to express just how deeply opposed I am to the plan to allow a Sutton school to build on Coombe Lane. It would be intensely insulting to Archbishop Tenison's leadership and Governors. They have a prior claim on the site, they have been straining to expand for several years, and they have already demonstrated that they can run a school that is successful and popular. If any school moves to the Coombe Lane site, it should be Archbishop Tenison's.

There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3124/01/004/DM44.2/O	Mr Gerald Lambert	Object	DM44.2 662	These policies seem to pose considerable threat to the greenbelt, which is a major cause for concern. Degrading the greenbelt for short term expediency is short-sighted. Surely more appropriate areas can be found for redevelopment!	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3147/01/003/DM44.2/O	Dave Cooper	Object	Soundness - Consistent with National DM44.2 662	<p>I would like to object to parts of the recent Croydon Local Plan with particular reference to the following proposals, as they all will lead to degradation of the natural environment:-</p> <p>DM2 Infill building on existing gardens</p> <p>DM44.2 Table 11.17 site 661 Loss of Green belt (it's there for a reason!) There must be more suitable site</p> <p>DM44.2 Table 11.17 site 662 Loss of Green belt</p> <p>DM31.4 Reclassification of areas of special interest</p>	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

Object Soundness - DM44.2  
Justified 662

The application to develop a secondary free school at site reference 662 where I understand is to permit an Academy Trust from another borough, currently running a single sex grammar academy to manage the school on that site. I feel this is conflict with SP5.9 which states that the Council will support investment in the improvement and expansion of primary and secondary schools. Croydon Council had a previous proposal which could be revived and used to relocate and expand Archbishop Tenison's school. It is the borough's most successful co-educational secondary school, it is highly popular with an excellent leadership and which has already invested time and effort in planning for such a move under the previous proposals. Following the failure to proceed with that previous proposal the council undertook to find an alternative site to relocate and expand Archbishop Tenison's school. I believe it has failed to do so and with this current opportunity of delivering on that undertaking, it is now failing to do so by offering this original site to an out of borough academy trust with absolutely no experience of running a coeducational mixed ability school. In addition this approach would free up the current Archbishop Tenison's site in Park Hill for residential redevelopment which is close to central Croydon or for community use like a primary school. I am totally opposed to Croydon Council inviting a single sex grammar school from another borough to build a school on this site rather than meeting its objectives set under SP5.9 of supporting investment in the expansion of existing secondary schools in the borough.

No change

There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

Object Soundness - DM44.2  
Justified 662

The application to develop a secondary free school at site reference 662 where I understand is to permit an Academy Trust from another borough, currently running a single sex grammar academy to manage the school on that site. I feel this is conflict with SP5.9 which states that the Council will support investment in the improvement and expansion of primary and secondary schools. Croydon Council had a previous proposal which could be revived and used to relocate and expand Archbishop Tenison's school. It is the borough's most successful co-educational secondary school, it is highly popular with an excellent leadership and which has already invested time and effort in planning for such a move under the previous proposals. Following the failure to proceed with that previous proposal the council undertook to find an alternative site to relocate and expand Archbishop Tenison's school. I believe it has failed to do so and with this current opportunity of delivering on that undertaking, it is now failing to do so by offering this original site to an out of borough academy trust with absolutely no experience of running a coeducational mixed ability school. In addition this approach would free up the current Archbishop Tenison's site in Park Hill for residential redevelopment which is close to central Croydon or for community use like a primary school. I am totally opposed to Croydon Council inviting a single sex grammar school from another borough to build a school on this site rather than meeting its objectives set under SP5.9 of supporting investment in the expansion of existing secondary schools in the borough.

No change

There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3157/01/005/DM44.2/O	Mr James Clarke	Object	DM44.2 662	Loss of Green Belt DM44.2 While I of course concede that we need to build more houses I believe that there are ample brownfield sites available to achieve this. Building on our Green Belt will totally change the area and I wonder if these proposed projects will include feasably affordable housing as the average property price in the proposed developments is probably £400 00	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3162/01/025/DM44.2/O	Mr Joe Toner	Object	DM44.2 662	I would like to voice my objection to the following plan DM44.2	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3164/01/007/DM44.2/O Jenny White

Object

DM44.2  
662

Coombe playing fields currently  
Green belt are being proposed for  
development, I object strongly to all  
these plans for downgrading.

No change

There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

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Object Soundness - DM44.2  
Justified 662

I am objecting to:

No change

There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

The proposal to build a secondary school at site reference 662 where I understand that the preferred approach is to allow an Academy Trust from a neighbouring borough, which currently runs a single sex selective / grammar academy, to run the school on this site.

This is in conflict with SP5.9 which states that the Council will support investment in the improvement and expansion of primary and secondary schools. Croydon Council had a previous proposal, which they could revive, to use this site to relocate and expand Archbishop Tenison's school - the borough's most successful co-educational secondary school which is highly popular with strong leadership and which has already invested time and effort in planning for such a move under the previous proposals. Following the failure to proceed with that previous proposal the council undertook to find an alternative site to relocate and expand Archbishop Tenison's - it has failed to do so and, with this current opportunity of delivering on that undertaking, is now failing to do so by offering this original site to an out of borough academy trust with no experience of running a coeducational mixed ability school.

In addition this approach would free up the current Archbishop Tenison's site in Park Hill for residential redevelopment close to central Croydon or for community use as a primary school.

I am deeply opposed to Croydon Council inviting a single sex, grammar / selective school from another borough to build a school on this site rather than meeting its objective under SP5.9 of supporting investment in the expansion of existing secondary schools in the borough.

3185/01/007/DM44.2/O	Mr Stephen Woodward	Object	DM44.2 662	<p>We have lived in Sanderstead for over 40 years, and have thoroughly enjoyed the areas to the south of Croydon being unspoilt. In our view these ill conceived proposals will change this area beyond recognition and take away that for which it is well known and valued. Please rethink, and do not continue with the proposed policies set out below and which can be found in your Local Plan:</p> <p>The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). This is an area of specific natural beauty and scientific interest. Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades and feel very strongly about it.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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3192/01/003/DM44.2/O	Mr Steve Simms	Object	DM44.2 662	<p>i strongly object to any of theses new proposals to build on any green belt land</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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3199/01/001/DM44.2/O	Sheila Wicks	Object	DM44.2 662	I object to all these down grades in Policy DM44 2 Table 11 .17 site 662 p179.They should all stay the same as they are. The now playing fields should stay as they are and local schools should be encouraged to use them.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3225/01/007/DM44.2/O	Saundra Dudman	Object	Soundness - Justified DM44.2 662	7) DM44.2 Table 11.17 site 662 p179 Coombe Playing Fields, Croham Playing Fields and Croham Hurst should remain Green Belt and not be downgraded to Metropolitan Open Land which could then be used for development, our green belt is precious and we should protect it.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

Object	Soundness - Justified	DM44.2 662	<p>I wish to register my strong objection ( via daughters email ) on the proposed Loss of Green Belt proposals which will have a detrimental effect on the residential amenity of the neighbourhoods around Sanderstead Plantation, Croham Hurst Woods and Coombe Playing Fields</p> <p>I strongly object to Croydon Council's proposals to change the status of Sanderstead Plantation from Metropolitan Green Belt to Local Green Space, Croham Hurst Woods de designated from Green Belt to Metropolitan Open Land, and Coombe Playing Fields being proposed for development.</p> <p>The current designation of Sanderstead Plantation and Croham Hurst Woods sites provides the protection the sites need from unwanted development and there are no benefits to residents in changing the designation. The proposals will destroy the character of the areas which need to be preserved.</p> <p>Other objections:</p> <ul style="list-style-type: none"> <li>• Adverse effect on the residential amenity of neighbours, by reason of noise, disturbance, overlooking, loss of privacy, wildlife, overshadowing, etc.</li> <li>• Unacceptably high density / overdevelopment of Coombe Playing Fields site, especially as it involves loss of the open aspect of the neighbourhoods</li> <li>• Visual impact of the sites and surrounding neighborhoods and a detrimental effect on the character of our</li> <li>• As the local plan sets out what the Council will allow to be built over next 20 years , all a planning application on Sanderstead Plantation or Croham Hurst Woods need to do is be consistent with the local plan to be passed thus ruining these sites and the neighborhood amenities forever</li> <li>• Increased density of the population of these sites including overcrowding which is also a health and safety concern</li> <li>• The detrimental effects change of land status of Sanderstead Plantation and Coombe Hurst Woods and the proposed development of Coombe Playing Fields on the character of the neighbourhood. Coombe Hurst Woods is a mature wood with beech and oak trees which will be under threat eg less trees, increase in noise, litter</li> <li>• Design (including bulk and massing, detailing and materials, if these form part of the application)</li> <li>• The proposed development of Coombe Playing Fields would be over-bearing, out-of-scale or out of character in terms of its appearance</li> </ul>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land.</p> <p>This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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compared with existing vicinity  
 • The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners

3260/01/006/DM44.2/O	Wayne Starr	Object	DM44.2 662	Also the downgrading of greenbelt sites at Coombe Playing Fields, Croham Hurst and Sanderstead Plantation should not be considered an option. These areas should be preserved and fought for not downgraded.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3264/01/005/DM44.2/O	Mr Brian Watkins	Object	DM44.2 662	I object to the de-designation of: Coombe Playing Fields as Green Belt, as the de-designation would not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3269/01/006/DM44.2/C Mr Matthew Searles

DM44.2  
662

Object to The de-designation of:  
  
Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation;  
  
Coombe Road Playing Fields as Green Belt, site reference 662;  
  
as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;

No change

There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3275/01/009/DM44.2/O Suzanne Connor

Object

DM44.2  
662

With reference to the Local Plan which has been proposed, please note my objection to the following policies:  
>  
> Garden Grabbing  
> Policy DM2  
>  
> Purley Skyscraper authorisation  
> Policy DM40.1  
>  
> Purley Pool  
> Policy 40.4, Table 11.3, Site 30  
>  
> Purley Parking  
> Policy 40.4, Table 11.3,  
>  
> Sanderstead "Lidl" Site  
> Policy DM41.3, Table 11.14, site 306  
>  
> Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens  
> Policy DM44.2, Table 11.17, site 661  
>  
> Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation  
> The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662  
>  
> Lack of Parking in new developments  
> Policy DM28  
>  
> More Protection; Less "Intensification"  
> Policy DM31.4

No change

There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3277/01/005/DM44.2/O	Mr Terrence McCarthy	Object	DM44.2 662	I object to the de-designation of Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of the site would not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3281/01/005/DM44.2/O	Mr William Wheeler	Object	DM44.2 662	The present status of these areas, which are Green Belt land, should not be downgraded as proposed which would leave them vulnerable to development.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

The proposal to build a secondary school at site reference 662 where I understand that the preferred approach is to allow an Academy Trust from a neighbouring borough, which currently runs a single sex selective / grammar academy, to run the school on this site. This is in conflict with SP5.9 which states that the Council will support investment in the improvement and expansion of primary and secondary schools. Croydon Council had a previous proposal, which they could revive, to use this site to relocate and expand Archbishop Tenison's school - the borough's most successful co-educational secondary school which is highly popular with strong leadership and which has already invested time and effort in planning for such a move under the previous proposals. Following the failure to proceed with that previous proposal the council undertook to find an alternative site to relocate and expand Archbishop Tenison's - it has failed to do so and, with this current opportunity of delivering on that undertaking, is now failing to do so by offering this original site to an out of borough academy trust with no experience of running a coeducational mixed ability school. In addition this approach would free up the current Archbishop Tenison's site in Park Hill for residential redevelopment close to central Croydon or for community use as a primary school.

I am deeply opposed to Croydon Council inviting a single sex, grammar / selective school from another borough to build a school on this site rather than meeting its objective under SP5.9 of supporting investment in the expansion of existing secondary schools in the borough.

There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3312/01/007/DM44.2/O	Mr Richard Brandwood	Object		DM44.2 662	Loss of Green Belt – (1) Coombe Playing Fields - The status of this site should remain the same - and not be changed.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3316/01/007/DM44.2/O	Mr David Dudman	Object	Soundness - Justified	DM44.2 662	7) DM44.2 Table 11.17 site 662 p179 Coombe Playing Fields, Croham Playing Fields and Croham Hurst should remain Green Belt and not be downgraded to Metropolitan Open Land which could then be used for development, our green belt is precious and we should protect it.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3319/01/007/DM44.2/O	Mr Ron Thomas	Object	Soundness - Justified	DM44.2 662	I object to the following ridiculous proposals...  Policy DM44.2, Table 11.17. Site 662 (p179) NO! Leave Sanderstead these valued GREEN spaces, they make Sanderstead what it is.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3331/01/002/DM44.2/O	Ed Owen	Object		DM44.2 662	I wish to lodge my objection to all the proposals set out in policy number SP7. I am particularly annoyed at the thought of losing Coombe playing fields as my property looks out over this beautiful piece of greenfield site, and to lose it would be an abomination to the local environment and a great loss for the flora and fauna living there!	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3339/01/004/DM44.2/O	Mr Keith Watt	Object	DM44.2 662	I am equally concerned about Coombe Playing Fields, currently a Green Belt, being proposed for development. These are valuable and well used green spaces. I see countless empty office buildings and do not see why these cannot be used to create accommodation, rather than build over green spaces which provide a barrier to pollution and changes in climate.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3347/01/001/DM44.2/O	Mr Richard Veldeman	Object	DM44.2 662	The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). This is unacceptable at many levels but effectively eliminating another sporting facility from the area is completely wrong.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3349/01/013/DM44.2/O	Mr Richard Jeffries	Object	DM44.2 662	I am writing to object to The de-designation of : Croham Hurst and Coombe Road Playing Fields as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3349/01/012/DM44.2/O	Mr Richard Jeffries	Object	DM44.2 662	I am writing to object to The de-designation of : Croham Hurst and Coombe Road Playing Fields as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3364/02/004/DM44.2/O	Mr Amit Patel	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3373/01/002/DM44.2/O	Mrs Kim Vella <i>Croydon Council</i>	Object	DM44.2 662	Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3389/01/001/DM44.2/O Mr A Young

Object

DM44.2  
662

The changes would change the character of our local area. There for I would like to object to the above policy changes.

No change

There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

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The proposal to build a secondary school at site reference 662 where I understand that the preferred approach is to allow an Academy Trust from a neighbouring borough, which currently runs a single sex selective / grammar academy, to run the school on this site.

This is in conflict with SP5.9 which states that the Council will support investment in the improvement and expansion of primary and secondary schools. Croydon Council had a previous proposal, which they could revive, to use this site to relocate and expand Archbishop Tenison's school - the borough's most successful co-educational secondary school which is highly popular with strong leadership and which has already invested time and effort in planning for such a move under the previous proposals. Following the failure to proceed with that previous proposal the council undertook to find an alternative site to relocate and expand Archbishop Tenison's - it has failed to do so and, with this current opportunity of delivering on that undertaking, is now failing to do so by offering this original site to an out of borough academy trust with no experience of running a coeducational mixed ability school.

In addition this approach would free up the current Archbishop Tenison's site in Park Hill for residential redevelopment close to central Croydon or for community use as a primary school.  
I am deeply opposed to Croydon Council inviting a single sex, grammar / selective school from another borough to build a school on this site rather than meeting its objective under SP5.9 of supporting investment in the expansion of existing secondary schools in the borough.

There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

The proposal to build a secondary school at site reference 662 where I understand that the preferred approach is to allow an Academy Trust from a neighbouring borough, which currently runs a single sex selective / grammar academy, to run the school on this site. This is in conflict with SP5.9 which states that the Council will support investment in the improvement and expansion of primary and secondary schools. Croydon Council had a previous proposal, which they could revive, to use this site to relocate and expand Archbishop Tenison's school - the borough's most successful co-educational secondary school which is highly popular with strong leadership and which has already invested time and effort in planning for such a move under the previous proposals. Following the failure to proceed with that previous proposal the council undertook to find an alternative site to relocate and expand Archbishop Tenison's - it has failed to do so and, with this current opportunity of delivering on that undertaking, is now failing to do so by offering this original site to an out of borough academy trust with no experience of running a coeducational mixed ability school. In addition this approach would free up the current Archbishop Tenison's site in Park Hill for residential redevelopment close to central Croydon or for community use as a primary school. I am strongly opposed to Croydon Council inviting a single sex, grammar / selective school from another borough to build a school on this site rather than meeting its objective under SP5.9 of supporting investment in the expansion of existing secondary schools in the borough.

There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3411/01/001/DM44.2/O	Mr Amarjit Kalsi	Object	DM44.2 662	I object to any downgrading of any Green Belt areas, Policy DM44.2, Table 11.17, site 662 (p179) and Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map) refers. We need to cling on what little there is and downgrading Green Belt areas will only open up the Pandora's Box for developers to exploit, perhaps not now, but certainly in the future as pressure on building new homes grows. Once we go down this route we will lose our precious Green Belt for our future generation and the land is gone for good.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3415/01/009/DM44.2/O	Ms C Soroczynski	Object	DM44.2 662	Please note my objections to planning Policy DM44.2 , Table 11.14, site 662	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3416/01/004/DM44.2/O	C Mortreuil	Object	DM44.2 662	Croydon is currently running out of space and actually letting more people in through building more flats is putting pressure on our services: we do not have enough schools in the area to cater for all new arrivals. However taking green belt land is a step too far. Similarly a site for travellers with amenities which would prevent them from invading current green spaces is a good idea, but where to put it needs to be sensibly planned and the current proposal in my view is not adequate.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3420/01/004/DM44.2/O	Mr & Mrs Tarran	Object	DM44.2 662	We wish to object to the downgrading of status of the following open spaces Coombe Playing Fields Croham Hurst Sanderstead Plantation Under NO circumstances should these open spaces be downgraded	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3430/01/018/DM44.2/O	Mr Donald Speakman	Object	Soundness - Justified	DM44.2 662	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Coombe Road Playing Fields as Green Belt, site reference 662; The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3444/01/004/DM44.2/O	Mrs E McRoberts	Object		DM44.2 662	I understand that you are planing to change the current status of The plantation and Croham Woods and Coombe Playing Fields from Green belt to Metropolitan Open Land. I can only assume that this would allow these current open spaces to be built on in the future. If this is not the case, I cannot see why the current statuses would need to change. I am unable to understand why, as residents, we have not been told directly of your plan to change the status by Croydon Council. These spaces are key to this local community. We currently enjoy walking in the woods and teaching our children about nature and Eco systems. There is a wealth of wild life which habitat the woods, badgers, rabbits, dear and not to mention the different species of birds. Where would they go if the trees were cut down. Sanderstead is a lovely location because of the woods and open spaces, to build on this would be detrimental to the area and a mistake	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3447/01/002/DM44.2/O	Ms E Rispin	Object	DM44.2 662	<p>Please note my objection to the following development of land outlined in recent area plans. These open spaces are vital to the quality of life of the area. As someone whose family has been in Sanderstead for three generations I object as I would like to see my children have the same quality of life and access to open space as their parents, grandparents and great grandparents.</p> <p>Loss of Green Belt Coombe Playing Fields.. The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). I object to all this downgrade.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
3454/01/001/DM44.2/O	Me E Hook	Object	DM44.2 662	<p>The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2 Table 11.17, site 662 (pg179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). Sanderstead Plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>

3459/01/001/DM44.2/O Ms E Potman	Object	DM44.2 662	<p>As a mother I know how important it is in this day and age to have open green spaces to go in the city, that are natural, unspoiled, spacious and adventurous. In this fast paced and pressured computer era, children and families and everyone else, need spaces to go to unwind, to re-energise, to connect to the real, living world and to have clean air to breath. With down grading green belt land and woods, we jeopardise the physical and mental health of our children and fellow citizens. We disrespect the need for green spaces for wild life and trees to bring healthy air and a healthy eco-system. If we do not teach our children and everyone else the importance of green in a city, we set a bad precedent for the next generation. If we let money be our main aim, choices like this will become easier and easier made and we would be left with no green at all. The strongest thing that Croydon has going for itself are the green spaces and woods. The green belt had been established for a reason. It is not meant to be touched! It is meant to be preserved for the good of all!</p> <p>Please re- consider your plans and leave the green spaces protected in the green belt. Don't let it be eroded in the name of 'progress'.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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3463/01/006/DM44.2/O Ms F Wood	Object	DM44.2 662	<p>Please do not build on greenbelt areas. There is plenty of space in the empty building in central Croydon and in West Croydon. Spend money on empty land and leave the last green parts of Croydon alone. When those green belt areas are gone so will nature. We are not inner city. We have a history of enjoying our green spaces in Croydon.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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3477/01/001/DM44.2/O	Mr Derek Smith	Object	DM44.2 662	<p>We are horrified and strongly object to learn recently that Croydon Council has proposals for the re-designation of a number of open areas (public playing fields and woodland) in the Selsdon/Sanderstead, South Croydon area. The purpose of the proposed re-designation is clear to everyone that is to say, new development at some point in time. We recognise the need to increase housing stock, however, the need for adequate public amenities increases with development, and finding the space to provide these becomes increasing more difficult. We should not try solving one problem only to create a more serious one. When public green spaces are no longer available it will become impossible to remove developments to create such spaces. We should therefore treasure the few public open spaces that exist, and not see them as opportunities for development when there are opportunities still existing in brown field sites. It should be kept in mind that the creation of mature woodland etc. would typically take 50 or more years. South Croydon does not have an abundance of such areas, therefore, we need to think seriously when considering changes to any public spaces especially woodland.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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3488/01/005/DM44.2/O	Mr Gregory Taylor	Object	DM44.2 662	<p>Policy DM44.2, Table 11.17, site 662 (p179). For the good of all Londoners greenbelt must be cherished and maintained. As a council in a greenbelt area Croydon Council are responsible for protecting our greenbelt, to reclassify this land goes against that aim. The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). Sanderstead planation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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3495/01/006/DM44.2/C	Mr Ian Harris	Comment	DM44.2 662	I am writing to object to the de-designation of: Coombe Road Playing Fields as Green Belt, site reference 662; My objection is based on the fact that such a de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3496/02/002/DM44.2/O	Mr Ian Leggatt	Object	DM44.2 662	This site is in Green Belt / Metropolitan Open Space and should be retained as such. I object to the proposal.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3518/01/003/DM44.2/O	Mrs Joesphine Gable	Object	DM44.2 662	Coombe Playing Fields also appears to have no reason to change its status other than to prepare for development in the future. I believe that this de-designation would have a major negative impact on the character of our neighbourhood and would ask you to re-consider this action or further guarantee that these changes will be held for a minimum of 100 years from implementation.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3523/01/008/DM44.2/O	Mr Mike Rice	Object	DM44.2 662	Dear Sirs,  With reference to the recently published 'Croydon Local Plan', as a resident of the past 25 years I give my views as follows:-  Policy DM44.2, Table 11.17, site 662 (p179).Objection, development of Coombe Playing fields is unacceptable being in a Green belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3526/01/007/DM44.2/O	Linda Stevens	Object	Soundness - Justified	DM44.2 662	I wish to voice my concerns regarding the following:  I totally object to any reduction of green space in the borough of Croydon in favour of development.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3530/01/003/DM44.2/O	Mr & Mrs Webb	Object		DM44.2 662	I wish to object to site 662. For centuries parks and green spaces have been an important part of urban living where people can walk and relax. It would be a sad day if these open spaces were lost for ever. We have enjoyed open places and do not want to see them lost for future generations when with a bit of imagination brownfield sites could be considered ahead of the green belt. Future generations will not thank us for destroying their heritage, and character of their local community. We are aware of the need for housing but here in Sanderstead we have already seen a lot of development in recent years, and its character slowly being eroded.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3552/01/007/DM44.2/O	Miss Lisa K Hall	Object	DM44.2 662	<p>I write to object to:  The de-designation of the following sites as green belt on the basis that this would not comply with Policy SP7.2 and protection of the green grid. In addition, Croham Hurst is a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and I believe its green belt status should remain to protect it for future generations</p> <ul style="list-style-type: none"> <li>oCroham Hurst</li> <li>oCoombe Road Playing Fields, site reference 662</li> </ul>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
3561/01/012/DM44.2/O	Linda Hione	Object	DM44.2 662	<p>Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation  The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades. There is no reason to make any changes as these lands need to be protected.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>

3562/01/003/DM44.2/O	Mr Michael Steer	Object	DM44.2 662	<p>Policy SP7 Loss of Green Belt - (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation</p> <p>Due to the importance of these spaces to local residents and the community I object to all of these proposed downgrades to change the above listed sites from Metropolitan Green Belt to Local Green Space.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
3570/01/006/DM44.2/O	Mr & Mrs Adams	Object	DM44.2 662	<p>It is also of vital importance to retain playing fields where they exist. Increasingly, schools have fewer and fewer playing fields available to practice sport, as so many have been already sold, to the detriment of the health of our children, so where such playing spaces exist, they should be protected. We believe all these plans will devastate our green spaces, and will have a very damaging impact to the character of the local area, and we object strongly.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>

3577/01/003/DM44.2/O	Mr Peter West	Object	DM44.2 662	I object to this site as we need space and sensible development that compliments the environment.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3592/01/006/DM44.2/O	Nicola Shipp	Object	DM44.2 662	As a resident of Croydon all my life, I wish to register my opposition to the following "plans"..... DM44.2 SITE 662 – The change of status for Coombe Playing Fields, Croham Hurst Woods and Sanderstead Plantation is of great concern. Homes must not be built on these site as the whole area would suffer by additional traffic and the already growing strain to services. Not to mention, spoiling lovely open spaces.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

DM44.2  
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object to the proposed loss of Green Belt status for  
(1) Coombe Playing Fields - (site ref 662) and object to the proposal for development in Policy DM44.2 Table 11.17  
(2) Croham Hurst - this is a biological Site of Special Scientific Interest and a Site of Metropolitan Importance for Nature Conservation  
(3) Sanderstead Plantation  
The de-designation of these sites would not comply with Policy SP7.2 and protection of the green grid.

No change

There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

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I wish to object to some of the proposals in the Croydon Local Plan as follows:

I object to the proposal (policy DM44.2 Table 11,17) to create a Gypsy/Traveller site on Conduit Lane next to Coombe Wood Gardens (site 661) and/or Coombe Farm (site 502). Policy E of "Planning Policy for Traveller Sites" published by the Government in August states that "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development" This would not comply with Policy SP2.7a and SP2.7b Previous scenes from Traveller sites demonstrate that they end up as dump; not the sort of image we want to portray for Croydon.

I object to the proposed loss of Green Belt status for  
(1) Coombe Playing Fields - (site ref 662) and object to the proposal for development in Policy DM44.2 Table 11.17  
(2) Croham Hurst - this is a biological Site of Special Scientific Interest and a Site of Metropolitan Importance for Nature Conservation  
(3) Sanderstead Plantation  
The de-designation of these sites would not comply with Policy SP7.2 and protection of the green grid.

I object to the proposed loss of Local Area of Special Character protection for many roads such as West Hill, Campden and Spencer Roads, the Woodcote Estate and Hartley Farm. Loss of protection will open up these roads to inappropriate development. Roads, such as Oakwood Avenue in Purley should also be included as new Local Heritage Areas.

I object to the possible "Garden Grabbing" that policy DM2 will make much easier. National and London policy classifies gardens as green field, but the proposed new policy DM2 says that the Council will allow building on gardens. We need to keep our green spaces.

I also object to the proposed retail development of the old "Good Companions Pub" site in Hamsey Green, which the proposed policy DM4 1.3 table 11.14 (site 306) would allow. A retail outlet in such a location would cause traffic chaos. It will be far better to develop it as a residential site (with ample parking) and in character with other housing in the area - not a block of flats.

There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

On the question of parking; I note that some new developments do not seem to cater for this. Green Dragon House being a typical example. All new developments should provide for ample parking for residents and their families.

Please take the above comments into account when assessing the proposed Croydon Local Plan.

Yours faithfully

3699/01/018/DM44.2/O	Cllr J Cummings	Object	Soundness - Justified	DM44.2 662	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Coombe Road Playing Fields as Green Belt, site reference 662; The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3705/01/004/DM44.2/O	Mr J Lemanski	Object		DM44.2 662	I would like you to note my strong objection to the granting of any Planning Application relating to the following Policy Ref. DM44.2, Table 11.17, Site 662.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3707/01/004/DM44.2/O	Ms J MacEvoy	Object	DM44.2 662	I believe that this de-designation would have a major negative impact on the character of our neighbourhood and would ask you to re-consider this action.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3708/01/008/DM44.2/O	Mrs J McDonald	Object	DM44.2 662	The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3712/01/003/DM44.2/O	Mr Nick Peiris	Object	DM44.2 662	I strongly oppose the destruction of any designated "Green Belt" land within our Borough. De-classifying such designated sites is certainly not the answer! A BIG "NO" to DOWNGRADING of existing Green Belt land including 1. Croham Hurst 2. Sanderstead Plantation 3. Coombe Playing Fields 4. Conduit Lane.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3734/01/007/DM44.2/O	Mr & Mrs Mott	Object	DM44.2 662	I object to this site allocation.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3739/01/003/DM44.2/O	Mr Tom Tannion	Object	DM44.2 662	<p>I wish to register the strongest possible objection to the specific proposals in the Croydon Local Plan proposing a school or gypsy site at Conduit Lane, and a Gypsy site at Coombe Farm.</p> <p>Regarding Conduit Lane, clearly, Niccolo Machiavelli would have been proud of the tactic of proposing a gypsy site or a school there. Presumably, the thought was that people are gullible enough to believe that these are either / or proposals!! They are certainly as different as chalk and cheese. I consider both options to be unhelpful, inappropriate and out of keeping with the current use of the area. I am also generally surprised that they are considered viable options worthy of serious consideration as they appear random in nature and devoid of any real local knowledge.</p> <p>Regarding both gypsy site proposals, neither are in keeping with the existing 'texture' of the areas. They add nothing to the quality of life of local residents (quite the contrary) and generally they are so out of keeping with the current general use enjoyed by those neighbourhoods that one is left wondering how they even made it into a plan? Were the proposals drawn up by someone completely ignorant of the area?</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
3750/01/008/DM44.2/O	Mrs Anne Turner	Object	DM44.2 662	<p>I would like to put in writing my objections to the following local plans: I am listing the relevant Policy Numbers: 7. DM44.2, Table 11.17, site 662 Green belt</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>

Object Soundness - DM44.2  
Justified 662

I have lived in Sanderstead for nearly 30 years and wish to register my strong objection on the proposals which I believe will have an adverse effect on the sits and residential amenity of the neighbourhoods around Sanderstead Plantation, Croham Hurst Woods and Coombe Playing Fields

No change

There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

I strongly object to Croydon Council's proposals to change the status of Sanderstead Plantation from Metropolitan Green Belt to Local Green Space, Croham Hurst Woods de designated from Green Belt to Metropolitan Open Land, and Coombe Playing Fields being proposed for development.

The current designation of Sanderstead Plantation and Croham Hurst Woods sites provides the protection the sites need from unwanted development and there are no benefits to residents in changing the designation. If the proposals for the Coombe Playing Fields are passed Croydon will LOSE one of the few areas of natural beauty. There will be fewer places to go for family walks, fewer oak and beech trees which will have an adverse effect on the health and well being of local residents potentially resulting in detrimental effects of mental health ultimately putting a strain on Croydon Council's Social Service and local NHS.

- Adverse effect on the residential amenity of neighbours, by reason of noise, disturbance, overlooking, loss of privacy, wildlife, overshadowing, etc.
- Unacceptably high density / overdevelopment of Coombe Playing Fields site, especially as it involves loss of the open aspect of the neighbourhoods
- Visual impact of the sites and surrounding neighborhoods and a detrimental effect on the character of our
- As the local plan sets out what the Council will allow to be built over next 20 years , all a planning application on Sanderstead Plantation or Croham Hurst Woods need to do is be consistent with the local plan to be passed thus ruining these sites and the neighborhood amenities forever
- Increased Density of the population of these sites including overcrowding which is also a health and safety concern
- The detrimental effects change of land status of Sanderstead Plantation and Coombe Hurst Woods and the proposed development of Coombe

Playing Fields on the character of the neighbourhood. Coombe Hurst Woods is a mature wood with beech and oak trees which will be under threat eg less trees, increase in noise, litter

- Design (including bulk and massing, detailing and materials, if these form part of the application)
- The proposed development of Coombe Playing Fields would be over-bearing, out-of-scale or out of character in terms of its appearance compared with existing vicinity
- The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners

3753/01/001/DM44.2/O Moyra Ruffell

Object

DM44.2  
662

I am emailing you to express my concerns about Croydon Council's Plans to build houses on some of our precious green spaces, back gardens.

I understand that there is a great need for housing in the Croydon area and that the number of homeless people in Croydon is high. However, I need assurance that in providing this need we do not destroy our few remaining green spaces as these are vital to the well-being of our environment and people's health. When I received the information about these proposals from my MP and local residents' association I had been away from home and so have not studied these plans in depth. However, with the information I have I cannot visualize how these proposals would work without destroying the character of the Shirley area and the destruction of our few remaining green areas.

In order for me to agree to these proposals I would not only require the assurance that these environmental issues were taken into account but the homes that are planned for were affordable to those who are in need of a home, and that they were of good quality, energy efficient homes. Finally, having lived in Shirley for many years I have seen the increase in traffic which has brought about an increase in air pollution which is detrimental to our health. This is another important factor that has to be borne in mind when increasing the density of the population of the area.

No change

There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3754/01/003/DM44.2/O	Myra Rand	Object	DM44.2 662	I fully oppose the proposals to build on green land.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3770/01/002/DM44.2/O	Mr Malcom Mackenzie	Object	DM44.2 662	We wish to raise objections to a number of the proposals in the draft document which, we feel, will affect the south part of the Borough in particular, but will also make the whole Borough less attractive in which to live. Of particular concern are any proposals which will reduce the "Green Belt" status of an area, such as the Coombe Playing Fields (Policy DM44.2 Table 11.17, site 662 (p179)).	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3778/01/003/DM44.2/O	Mr & Mrs Wakelam	Object	DM44.2 662	We are opposed to the de-designation of Coombe Road Playing Fields as Green Belt, site reference 662. The de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3782/01/004/DM44.2/O	Mr David Reid	Object	DM44.2 662	I object to Coombe Road Playing Fields as Green Belt, Policy DM44.2, site reference 662; as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3784/01/004/DM44.2/O	Jennifer Aarons	Object	DM44.2 662	I am writing to object to the de-designation of Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3794/01/007/DM44.2/O	Mr Thomas Lawson	Object	DM44.2 662	I object to the development plans detailed in this policy and believe the site should remain as green belt. These sites should not be downgraded as proposed.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3795/01/008/DM44.2/O	Mr Tony Connor	Object	DM44.2 662	With reference to the Local Plan which has been proposed, please note my objection to the following policies Loss of Green Belt (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3796/01/010/DM44.2/O	Mr Tony Sales	Object	DM44.2 662	I am emailing to record my objection to the following policies within the 'Local Plan'.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3800/01/006/DM44.2/O	Ann Nussey	Object	DM44.2 662	<p>Loss of Green Belt (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation</p> <p>The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map). Sanderstead planation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
3801/01/004/DM44.2/C	Barbara Garratt		DM44.2 662	<p>Object to DM44.2 table 11.17 Site 662 - we don't want to risk development on these open space sites - we need to encourage people to get out onto green space and exercise!</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>

3804/01/006/DM44.2/O	Cllr L Hale <i>London Borough of Croydon</i>	Object	DM44.2 662	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Coombe Road Playing Fields as Green Belt, site reference 662.	The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3808/01/005/DM44.2/C	Mrs Heather Harris		DM44.2 662	object to Coombe Road Playing Fields as Green Belt being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179).		No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3810/01/007/DM44.2/O	Joan Sabatini	Object	DM44.2 662	Green Belt designated areas such as Coombe Playing Fields are being proposed for development; Croham Hurst Woods down graded designation to Metropolitan Open Land in Policy SP7 of the strategic Plan (p55 of Polices Map); Sanderstead plantation down graded designation to Metropolitan Open Land. I object to all these downgrades.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3812/01/007/DM44.2/O	Mr Peter Spragg	Object	DM44.2 662	Loss of Green Belt " (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation. The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map). Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3813/01/008/DM44.2/O	Mr Brandon Hannan	Object	DM44.2 662	The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map). Sanderstead planation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3814/01/008/DM44.2/O	Mr Jon Adams	Object	DM44.2 662	Policy DM44.2, Table 11.17, site 662 (p179) proposes development of the Coombe Playing Fields, which are currently Green Belt. I object to this proposal as the site should remain as green belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3815/01/005/DM44.2/O	Mr Jon Taylor	Object	DM44.2 662	<p>It is with regret that I feel the need to object to the following proposals:-  Purley skyscraper Policy DM40.1.  I feel this proposal is completely out of keeping with the surrounding area and I strongly oppose it.  Garden acquisition Policy DM2  This will make 'garden grabs' far too easy in my opinion, is far too subjective and is therefore a far weaker form of protection.  Sanderstead Lidl site Policy DM41.3  This proposal will likely cause real problems to traffic in the vicinity and I do not it is an appropriate site for retail development.  Loss of Green Belt at Coombe Playing Fields and Croham Hurst Policy DM44.2  I believe that both of these locations should remain Green Belt and that re-designation is inappropriate. It will impact the area badly and in conjunction with other changes steadily change the nature of the area for the worse. The Gypsy/Traveller site on Conduit Lane Policy DM44.2  Finally I most strongly object to Council plans to develop a Gypsy/Traveller site here. I feel it is totally inappropriate placing this on Green Belt land and is in direct contravention of the "Planning Policy for Traveller Sites" published by the Government just last August!</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
3816/01/007/DM44.2/O	Lorraine Oakley	Object	DM44.2 662	<p>Policy DM44.2, Table 11.17, site 662 (p179)  I object to this proposal to remove the green belt status of Coombe Playing Fields, this is a lovely green space and should be maintained as green belt. We need playing fields and green areas.  I strongly object to the downgrading of Croham Hurst Woods by being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan. It is an outrage to remove the green belt status of this mature and beautiful woodland. I also understand Sanderstead Planation is being downgraded from Green Belt to Metropolitan Open Land. I can see no reason to these downgrades and I object to all these downgrades.    Please maintain and respect our existing green spaces.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>

3821/01/004/DM44.2/O	Mr Richard Kellaway	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3824/01/004/DM44.2/O	Mr Stephen Lambert	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3829/01/005/DM44.2/O	Dr L Bowen-Long	Object	Soundness - Justified	DM44.2 662	Loss of Green Belt & Playing Fields – the proposal to alter land use categories for Coombe Playing Fields, Croham Hurst and Sanderstead Plantation are unnecessary and undesirable down-gradings of land areas which help to maintain Croydon Borough as more than just a concrete jungle. There should be balance between the locations of urban sprawl and natural green areas which the local residents can enjoy. Do not progress further with such changes of classification.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3837/01/003/DM44.2/O	Mr & Mrs Hooper	Object		DM44.2 662	Policy DM44.2 Table 11.17, site 662. I do not agree to the proposal to open Coombe Playing Fields for development. This is quite contrary to the national aim to improve sporting facilities.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3846/01/006/DM44.2/O	Cllr M Gatland	Object	Soundness - Consistent with National DM44.2 662	I wish to object to the following The use of the following as traveller or gypsy sites Coombe Lodge Nurseries site ref 661 Coombe Farm. Site ref 502 This is inappropriate development on Greenbelt. The de designation from Greenbelt of Croham Hurst Woods Coombe rd Playing Fields Sanderstead Plantation Does not comply with SP7.2 and the protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3847/01/004/DM44.2/O	Mr M Hayden	Object	DM44.2 662	The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map).	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3848/01/001/DM44.2/O	Mrs Linda Etheridge	Object	DM44.2 662	<p>It would be extremely detrimental to the local area and in particular detrimental to the environment should the area of Coombe Playing Fields, Croham Hurst and the Sanderstead Plantation be subject to becoming 'a local Green Space' which could then be subject to the possibility of being sold for development by the council. As a resident of Sanderstead I am shocked to learn that these changes are being considered. Your negotiations are being considered at a very busy time of the year when most people do not have time to object. Moreover the preservation of 'open spaces' for our children of the future as well as to stop the flow of climate change should be protected from the dessimation of the council and the builder! It is beyond reason to consider changing three areas in the south of the borough. One can only imagine that the council intends to create an area similar to the concrete spaces of central Croydon. Moreover I am appalled by these proposals and the attitude of town hall councils who lack any consideration of or for the community of South Croydon. Therefore the loss of green belt (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation must not go ahead as proposed.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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3849/01/008/DM44.2/O	Maureen Messett	Object	DM44.2 662	<p>I sincerely hope that my objections will be noted. I have lived in this borough for many many years and I hate seeing it gradually destroyed.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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3851/01/003/DM44.2/O	Mr Mike Etheridge	Object	DM44.2 662	Re-designation of Coombe Playing Fields, Croham Hurst Woods, and Sanderstead Plantation from 'Green Belt' to 'Metropolitan Open Land'. I hereby register my objection to the proposals and consider that any development of these areas would be detrimental to the local environments and associated wildlife.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3852/01/003/DM44.2/O	Mr M Mulderry	Object	DM44.2 662	I object to this site allocation.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3855/01/001/DM44.2/O	Mrs Gill Willis	Object	DM44.2 662	These should remain as Green Belt. The whole nature of the area will be destroyed if they are not protected in this way.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3857/02/003/DM44.2/O	Mr Neil Morrison	Object	DM44.2 662	We as a nation have maintained the principles of "the Green Belt" since its first inception in 1935 when it was part of a plan devised by the Greater London Regional Planning Committee eventually becoming law by virtue of the Town and Country Planning Act 1947. Recently the Government formerly set out its policies and principles towards green belts in England and Wales in Planning Policy Guidance Note 2: Green Belts, but this planning guidance was superseded by the National Planning Policy Framework (NPPF) in March 2012. Planning Authorities are strongly urged to follow the NPPF's detailed advice when considering whether to permit additional development in the green belt. In the green belt there is a general presumption against inappropriate development, unless very special circumstances can be demonstrated to show that the benefits of the development will outweigh the harm caused to the green belt. The NPPF sets out what would constitute appropriate development in the green belt. I can not find any justifiable cause for allowing building on any "Green Belt" having viewed Gavin Barwell's email on the matter. This series of developments cannot seriously be described as "Appropriate Development" under any circumstances. Please do not build on land which we, as a nation, have preserved for future generations	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3857/01/003/DM44.2/O	Mr Neil Morrison	Object	DM44.2 662	Please do not build on "Green Belt" There is no necessity for it and our parents had the foresight to develop the legislation please don't soil there good intentions.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3861/01/005/DM44.2/O	Mr Neil Walker	Object	DM44.2 662	This is a greenbelt site and not appropriate for development.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3864/01/007/DM44.2/O	Pauline Morgan	Object	DM44.2 662	Policy DM44.2, Table 11.17, site 662 (p179).The Coombe Playing Fields, currently Green Belt, are being proposed for development and they should retain their current status.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3865/01/003/DM44.2/O	Ms M Kaczanowski	Object	DM44.2 662	Below is a list of our objections:  2. Policy DM 44.2 - reclassification of Coombe Playing Fields and Sanderstead Plantations - similarly to the above change of classification will come as threat to character of the area and negatively impact local community.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3868/01/004/DM44.2/O	Angi Pyart	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3871/01/007/DM44.2/O	Helen Peskett	Object	DM44.2 662	The use of the following location for a Secondary School:  •Coombe Road Playing Fields, site reference 662  as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.	Change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3871/01/004/DM44.2/O	Helen Peskett	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3874/01/004/DM44.2/O	Carol Winterburn	Object	DM44.2 662	I am writing to object to:  2.The de-designation of several areas of valuable Green Belt: Croham Hurst (currently a Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation), Coombe Road Playing Fields (site reference 662), and Sanderstead Plantation. This de-designation does not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3877/01/003/DM44.2/O	Mrs Robin Ward	Object	DM44.2 662	I object to the de-designation of:  Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3878/01/004/DM44.2/O	Imran Mahmood	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3880/01/004/DM44.2/O	Emma Bean	Object	Soundness - Justified DM44.2 662	<p>I am writing to object to:</p> <p>2.The de-designation of:</p> <p>Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation;</p> <p>Coombe Road Playing Fields as Green Belt, site reference 662;</p> <p>as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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3881/01/003/DM44.2/O	Mrs Julia White	Object	DM44.2 662	<p>I object to the de-designation of:</p> <p>Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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3890/01/004/DM44.2/O	Kathy Coughlan	Object	Soundness - Justified	DM44.2 662	2. The de-designation of: Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playir Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3896/01/016/DM44.2/O	Mr M Veldeman	Object		DM44.2 662	Downgrading of any green spaces is again unacceptable. Our green spaces are valuable for people, the environment and wild life. It is becoming more relevant these days, not a luxury but a necessity and downgrading it is a slippery slope to losing it. Maybe this is the intention.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3897/01/009/DM44.2/O	Cllr M Neal	Object	DM44.2 662	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Coombe Road Playing Fields as Green Belt, site reference 662; The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3919/01/003/DM44.2/O	Ms L Chatfield	Object	DM44.2 662	I am writing my objections development on the following sites as a resident as well as in my capacity as Warden of Croydon Ecology Centre. The sites are in areas that are essential foraging grounds for wildlife, including badgers, which are a protected species. I believe that they are also all on Green Belt Land. I realise that local authorities are being given new powers that allows them to build on parts of Green Belt Land, but I sincerely believe that this will be a terrible mistake, for which future generations will not thank us. These sites are also part of one of the very few large stretches of open green spaces so close to the centre of Croydon, which makes an huge difference to the air quality in our town and to the visual aspect thereof. There is ample evidence to prove that these green urban spaces are essential for the mental well-being of crowded cities. All the open green spaces are there for the benefit of all Croydon's residents and those visiting our Borough, by building on them you are taking away this right from people all over the Borough. Please think again and make use of brown field sites instead. By using brown field sites you have the opportunity improve those sites with well planned and laid out housing and amenities.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3930/01/005/DM44.2/O	Mr & Mrs Shutter	Object	DM44.2 662	The de-designation of Green belt land and Metropolitan Open land for building is quite frankly the sort of policy which is incredibly short-sighted; the green belt was put in place to provide open space for local residents, not to provide cheap building land for development	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3940/01/006/DM44.2/O	Shirley Shephard	Object	DM44.2 662	The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). Sanderstead planation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3941/01/007/DM44.2/O	Mr Frances Sell	Object	DM44.2 662	I disagree with all proposal's, greenbelt area's should not be downgraded in the way suggested.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3944/01/003/DM44.2/O	Mr & Ms Gin Pang & D'Archambaud	Object	DM44.2 662	We strongly object to the loss of green belt - Policy DM44.2 table 11, 17 site 662 on page 179.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3945/01/002/DM44.2/O	Mr & Mrs Isaac	Object	DM44.2 662	We are writing to object to the above proposals. We have grown up in South Croydon and have been regular visitors to Coombe Wood and gardens, and now with our young daughter. We are also concerned about the development of Coombe Playing Fields, which are of great value to the community. A school on this site would exacerbate the already considerable traffic congestion in the immediate vicinity and would be an over development of this area. We understand that there are always competing demands and needs for the council to meet in the borough but please recognise the amenity value of precious green areas in Croydon, that would be lost to future generations by insensitive development.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3946/01/003/DM44.2/O	Mr & Mrs Burns	Object	Soundness - Justified DM44.2 662	We also object to the fact that the Coombe Playing Fields which are currently Green Belt land is being designated for development This would be a retrograde step and should remain as Green Belt land.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3963/01/002/DM44.2/O	Mrs Yendall	Object	DM44.2 662	Would like to support her local MP Chris Philp with his concerns regarding Loss of Green Belt - (1)Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation. She objects strongly to all these downgrades.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3975/01/004/DM44.2/O	Niren & Archana Shah	Object	Soundness - Justified DM44.2 662	Object to the de-designation of Coombe Road Playing Fields from Green Belt to Metropolitan Open Land, site reference 662; as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3978/01/005/DM44.2/O Ms S Ikpa	Object	DM44.2 662	the de-designation of Chroham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (5551) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy 5P7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
3978/02/003/DM44.2/O Ms S Ikpa	Object	Soundness - Justified DM44.2 662	I object to the de-designation of Coombe Road playing fields as Green Belt. The de-designation would not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

3982/01/010/DM44.2/O	Mr & Mrs Smith	Object	DM44.2 662	We are strongly against the planning ideas you have over green spaces. Please add these six against to planning ideas with references below  DM40.1 DM2 40.4 DM44.2 DM28 DM31.4	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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3990/01/001/DM44.2/O	Mr P Upton	Object	DM44.2 662	I confirm that I object to any changes to the designation of the Coombe Playing Fields	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4022/01/011/DM44.2/O	Mr & Mrs Ewin	Object	Soundness - Justified	DM44.2 662	Objection to Croydon Council's proposal to provide sites for travellers & the building of houses, etc on green land in Shirley & other areas.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4023/02/004/DM44.2/O	Ms S Amin	Object		DM44.2 662	I am writing to object to the de-designation of Coombe Road Playing Fields as Green Belt, site reference 662.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4027/01/004/DM44.2/O	Debby Stanhope	Object		DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4028/01/004/DM44.2/O	Mrs S Dixon	Object	Soundness - Justified	DM44.2 662	Object to the de-designation of: Craham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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As a resident in the area, I am writing to object to, the use of the following locations as gypsy and traveller sites;  
a) Coombe Lodge Nurseries off Conduit Lane, site reference 661  
b) Coombe Farm off Oaks Road, site reference 502  
as above sites would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7A and SP2.7B;

The de-designation of: Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid.

These proposals are clearly harmful for the Green Belt and would have a negative impact on the environment and wildlife in Coombe Wood, Shirley Hills and Lloyd Park. It would create a precedent for further erosion of our valuable local amenity. Coombe Road and Coombe Lane are already very busy roads and one of the main arteries into the town centre. The additional traffic emanating from these two sites, without significant road improvements, would exacerbate the traffic congestion, not to mention the additional pressure on the already stretched local services such as schooling and general practitioners. The access roads to these proposed sites are clearly unsuitable for the larger vehicles that this community use as part of their livelihood and way of life. The junctions at Coombe Road, Oaks Road and Conduit Lane are already dangerous for vehicles and this area has the potential with this proposal to become a major accident black spot without significant very costly improvements to the local road network.

There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4032/01/008/DM44.2/O	Ms S Lawson	Object	DM44.2 662	I object to the development plans detailed in this policy and believe the site should remain as green belt. These sites should not be downgraded as proposed.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4034/01/006/DM44.2/O	Ms S Quy	Object	DM44.2 662	These precious sites should keep their green belt status.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4056/01/005/DM44.2/O	Mr & Mrs Ferguson	Object	DM44.2 662	We are writing to object to 2. the de-designation of; Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; because the de-designation of both sites would not comply with Policy SP7.2 and the protection of the Green Belt;	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4064/01/004/DM44.2/O	Mr Gregory Boyce	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4066/01/004/DM44.2/O	Dr Chandra Pawa	Object	DM44.2 662	I object to the de-designation of: -Chroham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation; -Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4069/01/004/DM44.2/O	Dr Kenneth Lim	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4070/01/003/DM44.2/O	Ann McEvaddy	Object	DM44.2 662	I object to the de-designation of:  Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4072/01/004/DM44.2/O	Dr Abia Afsar-Siddiqui	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4073/01/004/DM44.2/O	Mr Graham Lyon	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4078/01/010/DM44.2/O	Mr & Mrs Belsey	Object	DM44.2 662	Coombe playing fields and other areas MUST remain Greenbelt for exercise and relaxation, after a busy day. Otherwise there will be more medical and psychiatric problems	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4079/01/005/DM44.2/O	Melissa Chu	Object	DM44.2 662	the de-designation of Chroham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (5551) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy 5P7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4080/01/004/DM44.2/O	Natwarlal Patel	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4082/01/004/DM44.2/O	Philip Jupp	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4085/01/008/DM44.2/O	Mrs Shelley Chatter-Singh	Object	DM44.2 662	DM44.2, 11.17, 662. This proposal will potentially reduce the amount of green belt land. It is not necessary and may open the floodgates.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4099/01/006/DM44.2/O	Vivienne Murray	Object	DM44.2 662	We need more housing further out from Croydon and surrounding we are already becoming overcrowded - don't spoil our landscapes by building on Green Belt land.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4106/01/003/DM44.2/O	Mr T King	Object	DM44.2 662	We both strongly object to council plans as below Coombe Playing Fields Policy DM44-2 Table 11 site 662 We object as above as it is on Green Belt land and not appropriate for development	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4108/01/007/DM44.2/O	The Chudasama Family	Object	Soundness - Justified	DM44.2 662	Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). Sanderstead planation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4114/01/003/DM44.2/O	Mr & Mrs Kaczanowski	Object		DM44.2 662	Below is a list of our objections:  2. Policy DM 44.2 - reclassification of Coombe Playing Fields and Sanderstead Plantations - similarly to the above change of classification will come as threat to character of the area and negatively impact local community.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4116/01/003/DM44.2/O	Mr & Mrs Mitton	Object	DM44.2 662	I object to the de-designation of:  Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4117/01/009/DM44.2/O	Cllr S Brew	Object	DM44.2 662	I object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews:  Coombe Road Playing Fields as Green Belt, site reference 662;  Land to the west of Timebridge Community Centre, Lodge Lane, site reference 636.  The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4120/01/001/DM44.2/O	Mr Michael Atkins	Object	DM44.2 662	The open area of Coombe Road Playing Fields (site reference 662) also appears to be de-designated from its status as 'Green Belt'. In both the above cases it is an inappropriate proposal, and any lower classification is considered potentially worrying with the possible intention of making it easier to allow other uses and/or development. Furthermore, such de-designation would not comply with Policy SP7.2 and the protection of the 'Green Grid'.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4125/01/018/DM44.2/O	Councillor M Fisher	Object	Soundness - Justified DM44.2 662	I also object to the de-designation of the following areas which are not even listed in the table on page 53 of the Policies Map, which highlights the changes to the green grid. This information only becomes apparent when looking at individual sites, which begs the question as what other significant changes have not been detailed in the strategic policy overviews: Coombe Road Playing Fields as Green Belt, site reference 662; The de-designation of all the above sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4138/02/012/DM44.2/O Ms S Rao	Object	DM44.2 662	Object to the de-designation of Coombe Road Playing Fields (site 662) as Green Belt This site would nto comply with Policy SM7.2 and the protection fo the Green Grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4139/02/004/DM44.2/O Mrs S Chandarana	Object	DM44.2 662	I object to the de-designation of Coombe Road Playing Fields as Green Belt as the de-designation would not comply with Policy SP7.2 and protection of the Green Grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4139/01/004/DM44.2/O	Mrs S Chandarana	Object		DM44.2 662	I object to the de-designation of Coombe Road Playing Fields as Green Belt as the de-designation would not comply with Policy SP7.2 and protection of the Green Grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4141/02/004/DM44.2/O	Mrs S Deshpande	Object	Soundness - Justified	DM44.2 662	I am writing to object to:  2.The de-designation of:  •Coombe Road Playing Fields as Green Belt, site reference 662  as the de-designation of the site would not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4153/01/004/DM44.2/O	Mr Gary Dean	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4154/01/004/DM44.2/O	Mr John Gibson	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4155/01/004/DM44.2/O	Mr John Male	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4157/01/004/DM44.2/O	Mr Mark Walker	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4161/01/005/DM44.2/O	Mr Trevor Watkins	Object	DM44.2 662	the de-designation of Chroham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (5551) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy 5P7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4164/01/002/DM44.2/O	Mr & Mrs Whitehead & Abbott	Object	DM44.2 662	We are also concerned about the development of Coombe playing fields, which are an important resource for those schools lacking their own green fields. Too many playing fields have already been lost. A school on this site would exacerbate the already considerable traffic congestion in the immediate vicinity.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4168/01/004/DM44.2/O	Catherine Martin	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4184/01/004/DM44.2/O	Krutika Patel	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4186/01/004/DM44.2/O	LB King	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4188/01/004/DM44.2/O	N K Shaikh	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4189/01/004/DM44.2/O	Mr Roger Bolton	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4190/01/003/DM44.2/O	Mr Ronald West	Object	DM44.2 662	I object to the de-designation of:  Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation;  Coombe Road Playing Fields as Green Belt, site reference 662;  as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4191/01/004/DM44.2/O S.R Patel	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4192/01/004/DM44.2/O Mrs Annette Merry	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4193/01/003/DM44.2/O	Claire Green	Object	DM44.2 662	I object to the de-designation of:  Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4199/01/004/DM44.2/O	Mr F Partovi	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4206/01/004/DM44.2/O	Dr K Parke	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4211/01/004/DM44.2/O	B Busa	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4212/01/004/DM44.2/O	Bhavil Vyas	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4214/01/004/DM44.2/O	Mr J Turvey	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4228/01/005/DM44.2/O	Sheila Newman	Object	DM44.2 662	the de-designation of Chroham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (5551) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy 5P7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4237/01/004/DM44.2/O	Jagdish Patel	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4239/01/004/DM44.2/O Mr & Mrs Feast	Object	Soundness - Justified	DM44.2 662	<p>2. The de-designation of:</p> <p>Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (6861) and a site of Metropolitan Importance for nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; because the de-designation of both sites would not comply with Policy SP7.2 and the protection of Green Belt. Yet again Croydon should surely be encouraging schools to teach children conservation in all its forms and visits to these sites will have a greater impact on a child's learning than sitting in a class room being taught theory, not practical experience. Croydon School children have a great advantage of having these truly natural sites on their doorstep unlike some Inner London schools, And teaching can be done by parents as well as teachers taking their children at weekends. It will be sad for future generations of Croydon children to be classed in an Inner London School with only a park and no natural areas for children to learn about the world around them. We received the benefits from past generations of Croydon residents, so we should not be destroying it for future generations.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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4254/01/004/DM44.2/O Mr A Dawe	Object		DM44.2 662	<p>I object to the de-designation of the site as Green Belt.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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4257/01/004/DM44.2/O	Mr A Rulkalai	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4261/01/004/DM44.2/O	Mr B Pope	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4265/01/004/DM44.2/O	Mr D Anderson	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4266/01/004/DM44.2/O	Mr D Bigglestone	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4267/01/004/DM44.2/O	Mr D Gooch	Object	Soundness - Consistent with National DM44.2 662	2. The de-designation of: Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid;	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4268/01/005/DM44.2/O	Mr D Nesterovitch	Object	DM44.2 662	the de-designation of Chroham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (5551) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy 5P7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4269/01/004/DM44.2/O Mr D Patel	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4277/01/005/DM44.2/O Mr H Bhanji	Object	DM44.2 662	I object to Coombe Road Playing Fields as Green Belt, site reference 662;as the de-designation of the site would not comply with Policy SP7.2 and protection of the green grid;	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4279/01/004/DM44.2/O	Mr H Khandelia	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4281/01/004/DM44.2/O	Mr I Roberts	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4285/01/004/DM44.2/O	Mr J Balcombe	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4289/01/004/DM44.2/O	Mr J Patel	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4292/01/004/DM44.2/O	Mr J Pugh	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4299/01/004/DM44.2/O	Mr Will Johnson	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4301/01/004/DM44.2/O	Mr K MacKenzie	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4315/01/004/DM44.2/O	Mr M Buja	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4316/01/004/DM44.2/O	Mr M Ogarwu	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4320/01/004/DM44.2/O	Mr N Turnbull	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4330/01/004/DM44.2/O	Mr K Shah	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4331/01/004/DM44.2/O	Mr N Chanuarana	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4332/01/004/DM44.2/O	Ms P Allen	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4333/01/005/DM44.2/O	Mr P Bhanji	Object	DM44.2 662	the de-designation of Chroham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (5551) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy 5P7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4334/01/004/DM44.2/O	Mr P Chapman	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4337/01/003/DM44.2/O	Mr P Nesbeth	Object	DM44.2 662	I object to the de-designation of:  Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4340/01/004/DM44.2/O	Mr R Spurgeon	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4342/01/004/DM44.2/O	Mr R Patel	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4343/01/004/DM44.2/O	Mr R Venuatakrishna	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4345/01/004/DM44.2/O	Messrs Eccles & Hivdess	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4347/01/004/DM44.2/O	Mr S Patel	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4348/01/004/DM44.2/O	Mr V Dawe	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4349/01/004/DM44.2/O	Mr W Whitehead	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4354/01/004/DM44.2/O	Mrs L Bigglestone	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4357/01/004/DM44.2/O	Ms A Khandelia	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4358/01/005/DM44.2/O	Ms B Fontaine	Object	DM44.2 662	the de-designation of Chroham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (5551) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy 5P7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4359/01/004/DM44.2/O	Ms H Lishmund	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4360/01/005/DM44.2/O	Susana Winter	Object	DM44.2 662	De-designation of this site would not comply with Policy SP7.2 and the protection of the green grid.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4374/01/004/DM44.2/O	Tracey Plummer	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4375/01/004/DM44.2/O	Mrs J Roberts	Object	DM44.2 662	I object to the de-designation of the site as Green Belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
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4376/01/004/DM44.2/O	Angela Gill	Object	Soundness - Consistent with National	DM44.2 662	<p>I am writing to object to:</p> <p>2.The de-designation of:</p> <ul style="list-style-type: none"> <li>•Coombe Road Playing Fields as Green Belt, site reference 662</li> </ul> <p>as the de-designation of the site would not comply with Policy SP7.2 and protection of the green grid.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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4377/01/004/DM44.2/O	Caroline Taperell	Object	Soundness - Consistent with National	DM44.2 662	<p>I am writing to object to:</p> <p>2.The de-designation of:</p> <ul style="list-style-type: none"> <li>•Coombe Road Playing Fields as Green Belt, site reference 662</li> </ul> <p>as the de-designation of the site would not comply with Policy SP7.2 and protection of the green grid.</p>	No change	<p>There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.</p>
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4378/01/004/DM44.2/O	Jennifer Carrozzo	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4384/01/005/DM44.2/O	Ms N Nesterovich	Object	DM44.2 662	the de-designation of Chroham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (5551) and a Site of Metropolitan Importance for Nature Conservation; Coombe Road Playing Fields as Green Belt, site reference 662; as the de-designation of both sites would not comply with Policy 5P7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4411/01/004/DM44.2/O	Maurice Brennan	Object	DM44.2 662	4.Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation in Policy DM44.2, Table 11.17, site 662 (p179). These sites should remain as green belt and not downgraded	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4689/01/004/DM44.2/O	Kuldip Chana	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4690/01/004/DM44.2/O	Mr & Mrs Norman	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4695/01/004/DM44.2/O	Mr Richard Herring	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

4700/01/004/DM44.2/O	Louise Norton	Object	DM44.2 662	The de-designation of Croham Hurst as Green Belt, despite being a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation and Coombe Road Playing Fields as Green Belt, site reference 662 as the de-designation of both sites would not comply with Policy SP7.2 and protection of the green grid	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
4716/01/006/DM44.2/O	Rachel Marland	Object	DM44.2 662	Policy DM44.2 - No downgrade of (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation. They should remain greenbelt land and protected.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.

8812/01/003/DM44.2/O	P A J Galthia	Object	Soundness - Justified	DM44.2 662	The proposal to build a secondary school next to the proposed Gypsy and Traveller site seems provocative, as the Croydon planning committee only recently finally rejected a similar proposal for the site. Surely councils should be preserving school playing fields.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.	
1926/01/048/DM45.2/O	Councillor Luke Clancy	Object		DM45.2	A policy should be considered for Portland Road that would help to manage the return of retail units to residential use, thereby concentrating the retail offer.	No change	A number of shopping parades have been designated on Portland Road. These designations aim to concentrate the retail offer and will support the conversion of other retail units to residential.	
2062/01/048/DM45.2/O	Councillor Jason Perry <i>London Borough of Croydon</i>	Object		DM45.2	A policy should be considered for Portland Road that would help to manage the return of retail units to residential use, thereby concentrating the retail offer.	No change	A number of shopping parades have been designated on Portland Road. These designations aim to concentrate the retail offer and will support the conversion of other retail units to residential.	
2071/01/048/DM45.2/O	Councillor Mario Creatura <i>London Borough of Croydon</i>	Object		DM45.2	A policy should be considered for Portland Road that would help to manage the return of retail units to residential use, thereby concentrating the retail offer.	No change	A number of shopping parades have been designated on Portland Road. These designations aim to concentrate the retail offer and will support the conversion of other retail units to residential.	
2128/03/016/DM45.2/O	Cllr Steve O'Connell AM	Object		DM45.2	A policy should be considered for Portland Road that would help to manage the return of retail units to residential use, thereby concentrating the retail offer.	A policy should be considered for Portland Road that would help to manage the return of retail units to residential use, thereby concentrating the retail offer	No change	A number of shopping parades have been designated on Portland Road. These designations aim to concentrate the retail offer and will support the conversion of other retail units to residential.
2448/01/048/DM45.2/O	Andy Stranack <i>Croydon Council</i>	Object		DM45.2	A policy should be considered for Portland Road that would help to manage the return of retail units to residential use, thereby concentrating the retail offer.		No change	A number of shopping parades have been designated on Portland Road. These designations aim to concentrate the retail offer and will support the conversion of other retail units to residential.

2775/01/048/DM45.2/O	Cllr Tim Pollard <i>London Borough of Croydon</i>	Object	DM45.2	A policy should be considered for Portland Road that would help to manage the return of retail units to residential use, thereby concentrating the retail offer.	No change	A number of shopping parades have been designated on Portland Road. These designations aim to concentrate the retail offer and will support the conversion of other retail units to residential.
2776/01/048/DM45.2/O	Cllr Helen Pollard <i>London Borough of Croydon</i>	Object	DM45.2	A policy should be considered for Portland Road that would help to manage the return of retail units to residential use, thereby concentrating the retail offer.	No change	A number of shopping parades have been designated on Portland Road. These designations aim to concentrate the retail offer and will support the conversion of other retail units to residential.
2812/01/048/DM45.2/O	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Object	DM45.2	A policy should be considered for Portland Road that would help to manage the return of retail units to residential use, thereby concentrating the retail offer.	No change	A number of shopping parades have been designated on Portland Road. These designations aim to concentrate the retail offer and will support the conversion of other retail units to residential.
2829/01/048/DM45.2/O	Cllr Margaret Mead <i>Croydon Council</i>	Object	DM45.2	A policy should be considered for Portland Road that would help to manage the return of retail units to residential use, thereby concentrating the retail offer.	No change	A number of shopping parades have been designated on Portland Road. These designations aim to concentrate the retail offer and will support the conversion of other retail units to residential.
2842/01/048/DM45.2/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	DM45.2	A policy should be considered for Portland Road that would help to manage the return of retail units to residential use, thereby concentrating the retail offer.	No change	A number of shopping parades have been designated on Portland Road. These designations aim to concentrate the retail offer and will support the conversion of other retail units to residential.
3430/01/048/DM45.2/O	Mr Donald Speakman	Object	DM45.2	A policy should be considered for Portland Road that would help to manage the return of retail units to residential use, thereby concentrating the retail offer.	No change	A number of shopping parades have been designated on Portland Road. These designations aim to concentrate the retail offer and will support the conversion of other retail units to residential.
3699/01/048/DM45.2/O	Cllr J Cummings	Object	DM45.2	A policy should be considered for Portland Road that would help to manage the return of retail units to residential use, thereby concentrating the retail offer.	No change	A number of shopping parades have been designated on Portland Road. These designations aim to concentrate the retail offer and will support the conversion of other retail units to residential.

3804/01/049/DM45.2/C	Cllr L Hale <i>London Borough of Croydon</i>	Comment		DM45.2	A policy should be considered for Portland Road that would help to manage the return of retail units to residential use, thereby concentrating the retail offer		No change	A number of shopping parades have been designated on Portland Road. These designations aim to concentrate the retail offer and will support the conversion of other retail units to residential.
4117/01/041/DM45.2/C	Cllr S Brew	Comment		DM45.2	A policy should be considered for Portland Road that would help to manage the return of retail units to residential use, thereby concentrating the retail offer.		No change	A number of shopping parades have been designated on Portland Road. These designations aim to concentrate the retail offer and will support the conversion of other retail units to residential.
4125/01/048/DM45.2/O	Councillor M Fisher	Object		DM45.2	A policy should be considered for Portland Road that would help to manage the return of retail units to residential use, thereby concentrating the retail offer.		No change	A number of shopping parades have been designated on Portland Road. These designations aim to concentrate the retail offer and will support the conversion of other retail units to residential.
1926/01/047/DM45.3/C	Councillor Luke Clancy	Comment	Soundness - Effective	DM45.3	DM45.3 should refer to South Norwood and Woodside and not South Croydon		Change	This is a typographical mistake and it will be corrected.
2056/01/031/DM45.3/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment		DM45.3	DM45.3 should refer to South Norwood and Woodside and not South Croydon; A policy should be considered for Portland Road that would help to manage the return of retail units to residential use, thereby concentrating the retail offer.		Change	The Proposed Submission draft will be accompanied by a draft Policies Map which should be clearer. In addition the draft will include in the introduction an improved guide on how to use the plan and which policies would apply for different types of development to make it easier to use. It is noted that the Preferred and Alternative Options draft did include a table which showed what type of changes to designations were being made in each Place.
2062/01/047/DM45.3/C	Councillor Jason Perry <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM45.3	DM45.3 should refer to South Norwood and Woodside and not South Croydon		Change	This is a typographical mistake and it will be corrected.
2071/01/047/DM45.3/C	Councillor Mario Creatura <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM45.3	DM45.3 should refer to South Norwood and Woodside and not South Croydon		Change	This is a typographical mistake and it will be corrected.
2128/03/015/DM45.3/C	Cllr Steve O'Connell AM	Comment		DM45.3	DM45.3 should refer to South Norwood and Woodside and not South Croydon	DM45.3 should refer to South Norwood and Woodside and not South Croydon	Change	DM45.3 has been changed to reference South Norwood and Woodside.
2448/01/047/DM45.3/C	Andy Stranack <i>Croydon Council</i>	Comment	Soundness - Effective	DM45.3	DM45.3 should refer to South Norwood and Woodside and not South Croydon		Change	This is a typographical mistake and it will be corrected.

2635/01/041/DM45.3/O	Paul Sandford <i>Bourne Society</i>	Object		DM45.3	DM45.3 should refer to South Norwood and Woodside and not South Croydon; A policy should be considered for Portland Road that would help to manage the return of retail units to residential use, thereby concentrating the retail offer	Change	This is typographical error and it will be correct.  The Local Plan does contain policies that concentrate the retail offer to defined areas and manages the change of use in other areas including quality of shop conversions.
2775/01/047/DM45.3/C	Cllr Tim Pollard <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM45.3	DM45.3 should refer to South Norwood and Woodside and not South Croydon	Change	This is a typographical mistake and it will be corrected.
2776/01/047/DM45.3/C	Cllr Helen Pollard <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM45.3	DM45.3 should refer to South Norwood and Woodside and not South Croydon	Change	This is a typographical mistake and it will be corrected.
2812/01/047/DM45.3/C	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM45.3	DM45.3 should refer to South Norwood and Woodside and not South Croydon	Change	This is a typographical mistake and it will be corrected.
2829/01/047/DM45.3/C	Cllr Margaret Mead <i>Croydon Council</i>	Comment	Soundness - Effective	DM45.3	DM45.3 should refer to South Norwood and Woodside and not South Croydon	Change	This is a typographical mistake and it will be corrected.
2841/01/034/DM45.3/C	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Comment		DM45.3	DM45.3 should refer to South Norwood and Woodside and not South Croydon; A policy should be considered for Portland Road that would help to manage the return of retail units to residential use, thereby concentrating the retail offer.	Change	The Proposed Submission draft will be accompanied by a draft Policies Map which should be clearer. In addition the draft will include in the introduction an improved guide on how to use the plan and which policies would apply for different types of development to make it easier to use. It is noted that the Preferred and Alternative Options draft did include a table which showed what type of changes to designations were being made in each Place.
2842/01/047/DM45.3/C	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM45.3	DM45.3 should refer to South Norwood and Woodside and not South Croydon	Change	This is a typographical mistake and it will be corrected.
3430/01/047/DM45.3/C	Mr Donald Speakman	Comment	Soundness - Effective	DM45.3	DM45.3 should refer to South Norwood and Woodside and not South Croydon	Change	This is a typographical mistake and it will be corrected.
3699/01/047/DM45.3/C	Cllr J Cummings	Comment	Soundness - Effective	DM45.3	DM45.3 should refer to South Norwood and Woodside and not South Croydon	Change	This is a typographical mistake and it will be corrected.
3804/01/048/DM45.3/C	Cllr L Hale <i>London Borough of Croydon</i>	Comment		DM45.3	DM45.3 should refer to South Norwood and Woodside and not South Croydon	Change	This factual mistake was corrected.

3897/01/038/DM45.3/O	Cllr M Neal	Object		DM45.3	DM45.3 should refer to South Norwood and Woodside and not South Croydon; A policy should be considered for Portland Road that would help to manage the return of retail units to residential use, thereby concentrating the retail offer.	Change	This will be amended as part of the Proposed Submission. The Shopping Parades Policy sets out to consolidate the retail offer as set out.
4117/01/040/DM45.3/O	Cllr S Brew	Object		DM45.3	DM45.3 should refer to South Norwood and Woodside and not South Croydon;	Change	This is a typographical error and it will be corrected.
4125/01/047/DM45.3/C	Councillor M Fisher	Comment	Soundness - Effective	DM45.3	DM45.3 should refer to South Norwood and Woodside and not South Croydon	Change	This is a typographical mistake and it will be corrected.
2166/01/001/DM45.3/O	Mr Clark Dunstan	Object	Soundness - Effective	DM45.3 121	The use of Metropolitan open land as described in reference number 121 is retrospective as this land is already being used/ developed as a school. If this is not a retrospective application then there needs to be no change as the current designation is therefore permissible. It fails to limit any further development of the site by increasing the size and scale of the educational use. The current usage is only 120 pupils yet significant disruption to residents is caused by parents visiting the school for open evenings by car. They have consistently ignored parking restrictions and regulations and the Local Authority either choose to ignore or have insufficient resources to implement the regulations and enforcement. The use of the car park area of MOL is now a MUGA and this should remain the case and any future policy should protect the residents from any development of this area other than an open games area and restrict any further buildings within the designated boundary.	Change	As site 121 is under construction it will be removed from the Local Plan.
2634/01/008/DM45.3/C	Charlie Fagan ARK	Comment		DM45.3 121	Croydon Council have confirmed site has been assigned to another development.	Change	This site is now under construction so it will be removed from the Local Plan As site 121 is under construction it will be removed from the Local Plan.
2657/01/035/DM45.3/S	Rebecca Pullinger CPRE London	Support	Soundness - Justified	DM45.3 121	We support this allocation, and feel it shows appropriate consideration of the value of MOL "any proposed development should seek to ensure that any loss of loss open land is mitigated through alternative provision".	Welcome support	

2177/01/028/DM45.3/C Miss Vanessa Garner  
Network Rail Infrastructure Limited

Comment Soundness - DM45.3  
Effective 137

Network Rail notes that there are a number of sites adjacent to the Railway and attach a standard response which sets out the issues that need to be considered. In particular with large new developments there is a concern about the risk of trespass and all new developments should have proper and suitable boundary fencing. The risk of greater flooding and drainage that new developments could potentially have on the Network Rail infrastructure and we would not want any increase of flooding or the increase in run off onto Railway Infrastructure.

No change

Any development proposals for the site would be subject to consultation and Network Rail would be consulted as required.

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

Future maintenance  
The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the

applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

#### Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

#### Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are

capable of falling within 3.0m of the boundary with Network Rail.

#### Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

#### Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

#### Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

#### Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling

arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

**Noise and Vibration**

The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

**Vehicle Incursion**

Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Network Rail strongly recommends the developer contacts [AssetProtectionsSussex@networkrail.co.uk](mailto:AssetProtectionsSussex@networkrail.co.uk) prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).

2657/01/007/DM45.3/O	Rebecca Pullinger CPRE London	Object	Soundness - Effective	DM45.3 486	A large number of the sites allocated for development through Detailed Policies and Proposals may result in the loss of green space. This appears to run counter to the Borough's Strategic Objective 10 (The need to utilise brownfield areas first) and could be replaced with a goal to promote good quality high density developments that protect Croydon's green spaces. Even undesignated green spaces provide important ecosystem services to Croydon's growing population.	The Council should provide additional text in these policies to encourage developers to propose good quality, high density developments which promote the protection and enhancement of green space.	No change	Policies DM10.1 and DM10.2 aims to ensure good quality development that would complement and sensitively responds to its surroundings and improves the quality of the boroughs public spaces and that would include green spaces
					We are concerned about the potential loss of open space through this site allocation			

1926/01/049/DM46.2/O	Councillor Luke Clancy	Object	Soundness - Effective	DM46.2	DM46.2 should avoid buildings up to 6 storeys unless they are on corner plots or landmark sites.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Thornton Heath Pond Local Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed maximum height for new development would enable growth, enhance the local centre and complement local character of surrounding areas.
2056/01/032/DM46.2/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment		DM46.2	DM46.2 should avoid buildings up to 6 storeys unless they are on corner plots or landmark sites;	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Thornton Heath Pond Local Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed maximum height for new development would enable growth, enhance the local centre and complement local character of surrounding areas.

2062/01/049/DM46.2/O	Councillor Jason Perry <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM46.2	DM46.2 should avoid buildings up to 6 storeys unless they are on corner plots or landmark sites.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Thornton Heath Pond Local Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed maximum height for new development would enable growth, enhance the local centre and complement local character of surrounding areas.
2071/01/049/DM46.2/O	Councillor Mario Creatura <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM46.2	DM46.2 should avoid buildings up to 6 storeys unless they are on corner plots or landmark sites.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Thornton Heath Pond Local Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed maximum height for new development would enable growth, enhance the local centre and complement local character of surrounding areas.

2128/03/017/DM46.2/O	Cllr Steve O'Connell AM	Object		DM46.2	DM46.2 should avoid buildings up to 6 storeys unless they are on corner plots or landmark sites	DM46.2 should avoid buildings up to 6 storeys unless they are on corner plots or landmark sites	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Thornton Heath Pond Local Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed maximum height for new development would enable growth, enhance the local centre and complement local character of surrounding areas.
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2448/01/049/DM46.2/O	Andy Stranack <i>Croydon Council</i>	Object	Soundness - Effective	DM46.2	DM46.2 should avoid buildings up to 6 storeys unless they are on corner plots or landmark sites.		No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Thornton Heath Pond Local Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed maximum height for new development would enable growth, enhance the local centre and complement local character of surrounding areas.
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2635/01/042/DM46.2/O	Paul Sandford <i>Bourne Society</i>	Object	DM46.2	DM46.2 should avoid buildings up to 6 storeys unless they are on corner plots or landmark sites	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Thornton Heath Pond Local Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed maximum height for new development would enable growth, enhance the local centre and complement local character of surrounding areas.
2775/01/049/DM46.2/O	Cllr Tim Pollard <i>London Borough of Croydon</i>	Object	DM46.2	DM46.2 should avoid buildings up to 6 storeys unless they are on corner plots or landmark sites.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Thornton Heath Pond Local Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed maximum height for new development would enable growth, enhance the local centre and complement local character of surrounding areas.

2776/01/049/DM46.2/O	Cllr Helen Pollard <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM46.2	DM46.2 should avoid buildings up to 6 storeys unless they are on corner plots or landmark sites.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Thornton Heath Pond Local Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed maximum height for new development would enable growth, enhance the local centre and complement local character of surrounding areas.
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2812/01/049/DM46.2/O	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM46.2	DM46.2 should avoid buildings up to 6 storeys unless they are on corner plots or landmark sites.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Thornton Heath Pond Local Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed maximum height for new development would enable growth, enhance the local centre and complement local character of surrounding areas.
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2829/01/049/DM46.2/O	Cllr Margaret Mead <i>Croydon Council</i>	Object	Soundness - Effective	DM46.2	DM46.2 should avoid buildings up to 6 storeys unless they are on corner plots or landmark sites.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Thornton Heath Pond Local Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed maximum height for new development would enable growth, enhance the local centre and complement local character of surrounding areas.
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2841/01/035/DM46.2/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object		DM46.2	DM46.2 should avoid buildings up to 6 storeys unless they are on corner plots or landmark sites;	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Thornton Heath Pond Local Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed maximum height for new development would enable growth, enhance the local centre and complement local character of surrounding areas.
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2842/01/049/DM46.2/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM46.2	DM46.2 should avoid buildings up to 6 storeys unless they are on corner plots or landmark sites.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Thornton Heath Pond Local Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed maximum height for new development would enable growth, enhance the local centre and complement local character of surrounding areas.
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3430/01/049/DM46.2/O	Mr Donald Speakman	Object	Soundness - Effective	DM46.2	DM46.2 should avoid buildings up to 6 storeys unless they are on corner plots or landmark sites.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Thornton Heath Pond Local Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed maximum height for new development would enable growth, enhance the local centre and complement local character of surrounding areas.
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3699/01/049/DM46.2/O	Cllr J Cummings	Object	Soundness - Effective	DM46.2	DM46.2 should avoid buildings up to 6 storeys unless they are on corner plots or landmark sites.	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Thornton Heath Pond Local Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed maximum height for new development would enable growth, enhance the local centre and complement local character of surrounding areas.
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3804/01/050/DM46.2/O	Cllr L Hale	Object		DM46.2	DM46.2 should avoid buildings up to 6 storeys unless they are on corner plots or landmark sites	No change	Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Thornton Heath Pond Local Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed maximum height for new development would enable growth, enhance the local centre and complement local character of surrounding areas.
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3897/01/039/DM46.2/O Cllr M Neal

Object

DM46.2

DM46.2 should avoid buildings up to 6 storeys unless they are on corner plots or landmark sites;

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Thornton Heath Pond Local Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed maximum height for new development would enable growth, enhance the local centre and complement local character of surrounding areas.

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4117/01/042/DM46.2/O Cllr S Brew

Object

DM46.2

DM46.2 should avoid buildings up to 6 storeys unless they are on corner plots or landmark sites;

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Thornton Heath Pond Local Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed maximum height for new development would enable growth, enhance the local centre and complement local character of surrounding areas.

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4125/01/049/DM46.2/O Councillor M Fisher

Object

Soundness - DM46.2  
Effective

DM46.2 should avoid buildings up to 6 storeys unless they are on corner plots or landmark sites.

No change

Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Thornton Heath Pond Local Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed maximum height for new development would enable growth, enhance the local centre and complement local character of surrounding areas.

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2748/01/001/DM46.3/O

*Euro Hotels Limited*

Object

DM46.3

We write on behalf of our clients, Euro Hotels Limited, to comment upon the London Borough of Croydon's draft Croydon Local Plan: Detailed Policies and Proposals document. Our client's interest relates to the extent of land that is outlined in the accompanying site plan (see Appendix 1) and we are proposing to shortly submit a planning application to comprehensively redevelop the site. The site (0.94 hectares) includes the recently commenced hotel building at 2 Dunheved Road South, and all of the existing buildings which comprise 585 – 603 London Road. In total, the existing buildings include 256 hotel rooms, however this will increase to 336 upon completion of the development at 2 Dunheved Road South (permitted under LBC ref; 14/03259/P at appeal in September 2015). The buildings within the site are used for hotel accommodation and lawfully fall within Class C1 of the Town and Country Planning (Use Classes) Order 1987 (as amended). The aforementioned development at 2 Dunheved Road is 'Phase 1' of the proposed comprehensive redevelopment of the wider site. The existing buildings have an inefficient layout and an opportunity exists to redevelop the wider site to provide a better quality of hotel accommodation in more sustainable buildings and to provide a more efficient use of the site which is more aligned with the recently renovated Ibis Styles hotel (former Norfolk Hotel). We anticipate submitting an application for the wider masterplan in mid-2016. Our client owns the site in entirety and is committed to delivering a series of new hotel buildings as part of a comprehensive redevelopment. This will result in the demolition of the existing buildings between 585- 603 London Road which are currently occupied by the Ibis Croydon, Gilroy Court Hotel and Croydon Court Hotel. The Proposed Development is anticipated to follow on from the 'Phase 1' redevelopment proposals are currently being constructed at 2 Dunheved Road South and these demonstrate the commitment to provide quality hotel accommodation on this site and to deliver this new development. Euro Hotels Ltd have no plans or strategy to redevelop the site for an alternative use and given the commitment to redevelopment and the identifiable demand for hotel accommodation on this site, we are requesting that the site known as 585 – 603 London Road and 2 Dunheved Road, Croydon is included in Table 11.19 of the draft Croydon Local Plan: Detailed Policies and Proposals

585-603 London Road and 2 Dunheved Road should be included in Table 11.19 as 'Continued hotel use'.

No change

The Plan allocates sites for change of use not continued use and cannot allocate out of centre uses except for where there is no change in size.

Any proposals for development at 585-603 London Road and 2 Dunheved Road will be considered on their merits during the Development Management process

document as Proposed Use of  
'Continued hotel use'.

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2657/01/036/DM46.3/S

Rebecca Pullinger

Support

Soundness -  
Justified

DM46.3

115

CPRE London supports the inclusion  
of the requirement that any proposals  
must address environmental impacts  
of redevelopment.

Welcome support

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2177/01/029/DM46.3/C Miss Vanessa Garner  
Network Rail Infrastructure Limited

Comment Soundness - DM46.3  
Effective 136

Network Rail notes that there are a number of sites adjacent to the Railway and attach a standard response which sets out the issues that need to be considered. In particular with large new developments there is a concern about the risk of trespass and all new developments should have proper and suitable boundary fencing. The risk of greater flooding and drainage that new developments could potentially have on the Network Rail infrastructure and we would not want any increase of flooding or the increase in run off onto Railway Infrastructure.

No change

Any development proposals for the site would be subject to consultation and Network Rail would be consulted as required.

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

Future maintenance  
The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the

applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

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Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

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All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are

capable of falling within 3.0m of the boundary with Network Rail.

#### Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

#### Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

#### Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

#### Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling

arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

#### Noise and Vibration

The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

#### Vehicle Incursion

Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Network Rail strongly recommends the developer contacts [AssetProtectionsSussex@networkrail.co.uk](mailto:AssetProtectionsSussex@networkrail.co.uk) prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).

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Object	DM46.3 266	<p>We wish to make you aware of a number of strong objections that we have with regard to the Proposed Development in between Torridge Road and Haslemere Road, referred to as the "Proposed Development". As an immediate neighbour to the site of the Proposed Development, we are of the view that the development will have a serious impact on our standard of living and we refer to the Council's rejection in 2012 of the site. The reasons for refusal were which we believe to be valid:</p> <ol style="list-style-type: none"> <li>1) Loss of employment generating use</li> <li>2) Overdevelopment of the site and having inadequate private amenity space for the occupiers</li> <li>3) Development would not provide a high standard of design and layout</li> <li>4) No affordable housing.</li> </ol>	The site should not be allocated for residential development.	Change	The site will not be allocated for residential development as it will result in the loss of a protected employment use.
		<p>The most important point the Council fail to acknowledge in their limited literature is that the site as a whole is currently used by two local businesses, but also their a property upon the 3b Torridge Road site which houses a young family with three children. The site is not derelict or can be classed as a brown field site. In order to densely populate a small area of land, the Council are willing to displace two local businesses which provide employment to local people. The scaffolding yard has been part of the local community for over 25 years and provides an invaluable local amenity. The council in their efforts to push for housing, maybe the efforts should concentrate of land that is disused and help local businesses rather than push them away and potentially destroy a business which is literally vital to the community. It is important to note, that due to the Council's intense takeover of disused land where would the Council suggest the two scaffolding firms be located? Unfortunately for the residents of the surrounding areas, the Council in their proposal have only provided very limited information regarding the intentions for the Proposed Development. However, we are aware that 10-30 homes are planned. Therefore we can only assume, the proposed site of development would overlook our properties from the top rooms of the new development, resulting in a serious invasion of our privacy. We believe that the Proposed Development is a direct contravention our human rights. Any potential design of the proposed development does not afford adequate privacy for the occupants adjacent residential properties,</p>			

particularly with regard to our right to the quiet enjoyment of garden amenities. We would urge you to consider the responsibilities of the Council under the Human Rights Act in particular Protocol 1, Article 1 which states that a person has the right to peaceful enjoyment of all their possessions which includes the home and other land. We believe that any proposed development would have a dominating impact on us and our right to the quiet enjoyment of our property. Article 8 of the Human Rights Act states, that a person has the substantive right to respect for their private and family life. As residents we have a right to light and therefore the maintenance of such light levels we currently enjoy is of vital importance otherwise this would be a direct infringement of our human rights. The natural lights we currently enjoy from sunlight and in particular the evening sunlight would be impacted due to new structures overshadowing our properties which would be an infringement. Therefore, on this basis alone any Proposed Development should be rejected. Upon review of the Council's local plan, we believe the proposed development would be in contravention to current planning policies. Any proposed plan would not be in keeping with the current local context and street pattern or, in particular, the scale and proportions of surrounding buildings and would be entirely out of character of the area, the detriment of the local environment.

The properties facing the proposed development would be seriously impacted if the proposed development is so densely concentrated that properties are built up against our back gardens. We understand the maximum build of the development could potentially be 10 to 30 homes, towering a maximum of 3 storeys tall, which is not in keeping with our homes, which are two storeys tall therefore any planned development would encroach on our properties style and character. We are unable to fully understand what the Council are actually planning or what any potential developer would plan. Therefore, the objections within this letter are purely speculative and do not allow us as residents to fully argue our oppositions - no surveys, site plans and/or architectural designs have been submitted/provided to the residents and we would request more information is provided. It is all well and good to include the site on a local plan - but on what grounds, what advice, what surveys of the neighbouring community, land and

environment surveys/plans. This lack of information is very disturbing and puts residents in the dark of what the council are actually planning. How can the council reject a site planning application one year and then a few years down the line potentially grant permission on the same grounds the application was rejected. However, despite the lack of information any development behind Torridge/Haslemere Road would be a massive stress on local amenities such as transport, parking, hospitals, local schools, GP Clinics, etc. The adverse noise, smell, pollution from the building/new residents would be of serious concern and potentially would impact directly on our daily lives and our health. We believe that the Proposed Development would be in contravention of any local plan and town and planning regulations. The proposed dwellings would significantly alter the fabric of the area and amount to serious 'cramming' in what is a low density roads. The development would allow for very little space currently enjoyed by both roads and we believe that it would lead to gross over-development of the site. The Proposed Development would not result in a benefit to the environment and residents around the area would suffer increased pollution levels as a direct result. In conclusion, the proposal would demonstrably harm the amenities enjoyed by local residents, in particular safe and available on-road parking, valuable enjoyment of privacy and light and the right to enjoy a quiet and safe residential environment. The development of any site would involve vast amounts of digging, excavation and preparing the land – the noise, pollution and fumes, to ensure the land is strong enough to withstand such large structures such as the aforementioned development. Also, any excavation work could have a serious adverse impact upon the stability of the existing structures. In addition, the works will also require the demolition current large structures, these are major works to be carried out on a circa-1960s property and we have serious concerns about the impact that such works could have on the stability of our own adjoining properties, health and safety and potential contamination. We believe that the Proposed Development would not provide sufficient parking space. In addition to this, there is already intense on-street parking pressure on Torridge Road/Haslemere Road and Bensham Lane, and we believe the proposed additional parking provision will damage both highway safety and

residential amenity. We also have serious concerns that the plot size and orientation will not easily accommodate cars within the proposed development if on-site parking is planned. The area concerned is limited in space and the entrance into the development from Torridge Road is very narrow with two houses either side and would make access to the proposed spaces limited and only possible from one direction and would affect the stability of the houses on either side, there would be serious disturbances in noise/vibration from cars at all hours of the day and late night activities. Road safety would be compromised for other road users, pedestrians including the local children who are able to play/run around freely on Torridge Road. We understand the Council have a quota that must be met in respect of affordable housing however there are other sites within the Croydon area that can fulfil the Council's requirements without encroaching on resident's human rights, such as the site on Bridgstock Road opposite the Hindu Temple or the large structure opposite Thornton Heath rail station. We would like to point out that the dwellings proposed would not fall within the definition of affordable housing. House prices on Torridge Road are increasing at a considerable pace and the average price is currently circa in excess of GBP 350,000 and as the new development would inevitably be priced at a value with reference to this, we do not believe the new dwellings would be considered to be affordable to people on a low income.

2794/01/001/DM46.3/O	Nimisha Shah	Object	Soundness - Justified	DM46.3 266	Object to planning application at 3b Torridge Road on grounds of loss of employment and overcrowding	Change	The site is existing Tier 4 site and as a consequence will be removed
2794/02/001/DM46.3/C	Nimisha Shah		Soundness - Justified	DM46.3 266	Please register the attached letter and petition as official objections to any planning of site 3B Torridge Road	Change	The site 3B Torridge Road is an existing Tier 4 site and will be removed from the site allocations list

Object Soundness - DM46.3  
Justified 266

You have incorrectly and illegitimately categorized the site as disused.

Change

This site has been incorrectly recorded as a vacant scattered employment site. As is it is still in use it is not a suitable site for housing and the proposed allocation will be removed from the Local Plan.

I can confirm that there is currently, and has since I have been resident there (in 2009) 2 x legitimate companies working out of that yard and employing up to 20 people (NEW ERA scaffold and P.J. MORGAN scaffold.)

I am somewhat confused, you have apparently visited the site [see document detailed record] and surmised that the site is disused, clearly you were not able to see the two legitimate and tax paying scaffold companies both working out of the site. Could you shed some further light on your record of that visit, as the categorized aspect of your assessment is clearly incorrect and most likely a mistake on your part?

Furthermore you go on to assert that the site has been disused for 18 months in the accompanying 'background' document. Again, as we have established you have conveniently overlooked the 2 legitimate companies working out of the site. Could you please provide the site assessment document that must have accompanied this visit and assessment please? Failure to do so renders your assessment of the site mute from this juncture on in the event you are not able to provide evidence that the site is [and has been for at least 18 months] disused.

Finally, I am again surprised to see that there is no reference in your documentation to the previous proposal being refused on the grounds of density and the removal of legitimate business from the site to enable development.

Correspondence from your office informed me that two overarching reasons for refusing the initial proposal of 11 homes on the site were refused on the grounds that it was too dense a proposal for the site in terms of access, and secondly that it would take desired employment out of the area. Please could you address both of those points in detail prior to moving on with this as I can see you have not only overlooked those initially salient points, you have outright contradicted them.

To surmise, you have failed to supply me with any meaningful density calculator as it applies to your estimated 10-37 homes on the site. You have failed to even acknowledge that there are existing businesses working there and your actions will

serve to move those businesses out of the area. You have also failed to address the logic for a U turns on both the density aspect and the removal of legitimate business from the area, as was your position only 2 years ago.

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2896/01/001/DM46.3/S

Mr John Curley  
*Curley Skip Hire*

Support

Soundness -  
Justified

DM46.3  
286

Site 286 is an outdated factory that has been vacant for many years. It is the only non-residential building on this side of Osborne Road and it is entirely proper that it should be developed for residential use especially as there is a need for more housing and especially affordable homes.

Welcome support

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2177/01/030/DM46.3/C Miss Vanessa Garner  
Network Rail Infrastructure Limited

Comment Soundness - DM46.3  
Effective 326

Network Rail notes that there are a number of sites adjacent to the Railway and attach a standard response which sets out the issues that need to be considered. In particular with large new developments there is a concern about the risk of trespass and all new developments should have proper and suitable boundary fencing. The risk of greater flooding and drainage that new developments could potentially have on the Network Rail infrastructure and we would not want any increase of flooding or the increase in run off onto Railway Infrastructure.

No change

Any development proposals for the site would be subject to consultation and Network Rail would be consulted as required

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

Future maintenance  
The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the

applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

#### Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

#### Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are

capable of falling within 3.0m of the boundary with Network Rail.

#### Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

#### Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

#### Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

#### Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling

arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

**Noise and Vibration**

The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

**Vehicle Incursion**

Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Network Rail strongly recommends the developer contacts [AssetProtectionsSussex@networkrail.co.uk](mailto:AssetProtectionsSussex@networkrail.co.uk) prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).

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1703/01/001/DM46.3/O	Mr S Pankayakshy	Object	DM46.3	We are supporting the car park	No change	Site 468 at land adjacent to 55 Pawsons road is proposed to be allocated for residential development. A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents
	<i>DSA Electrical Supplies and Servic</i>		468			

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1824/01/001/DM46.3/C	Anna Siewruk			DM46.3 468	strong objection to Pawsons Road site for residential development as new residents will make the parking situation worse. A car park or dog friendly area would be better options	No change	A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents
1926/01/051/DM46.3/O	Councillor Luke Clancy	Object	Soundness - Justified	DM46.3 468	Site 468, Grass area adjacent to 55 Pawsons Road. The loss of such green space in this densely populated area should be avoided.	No change	A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents
2056/01/034/DM46.3/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment		DM46.3 468	Site 468, Grass area adjacent to 55 Pawsons Road. The loss of such green space in this densely populated area should be avoided;	No change	A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents
2062/01/051/DM46.3/O	Councillor Jason Perry <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM46.3 468	Site 468, Grass area adjacent to 55 Pawsons Road. The loss of such green space in this densely populated area should be avoided.	No change	A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents
2071/01/051/DM46.3/O	Councillor Mario Creatura <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM46.3 468	Site 468, Grass area adjacent to 55 Pawsons Road. The loss of such green space in this densely populated area should be avoided.	No change	A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents

2128/03/019/DM46.3/O	Cllr Steve O'Connell AM	Object		DM46.3 468	The loss of such green space in this densely populated area should be avoided.	The green space should be protected.	No change	A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents
2448/01/051/DM46.3/O	Andy Stranack Croydon Council	Object	Soundness - Justified	DM46.3 468	Site 468, Grass area adjacent to 55 Pawsons Road. The loss of such green space in this densely populated area should be avoided.		No change	A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents
2571/01/005/DM46.3/O	Jennifer Radford	Object		DM46.3 468	I would also like to be provided with further details of the following matters that have been used as reasons to discount many of the proposed sites that scored significantly higher than the Site and site no. Site 468: Proposed residential developmen in the Proposal:		No change	A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents
2635/01/044/DM46.3/O	Paul Sandford Bourne Society	Object		DM46.3 468	Site 468, Grass area adjacent to 55 Pawsons Road. The loss of such green space in this densely populated area should be avoided		No change	Site 468 at land adjacent to 55 Pawsons road is proposed to be allocated for residential development.A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents
2657/01/037/DM46.3/C	Rebecca Pullinger CPRE London	Comment	Soundness - Effective	DM46.3 468	We support that any redevelopment would need to mitigate the loss of green space through alternative provision.		No change	A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents

2704/03/001/DM46.3/O	Object	Soundness - Effective	DM46.3 468	Map supporting comment 2704/01/001	No change	Site 468 at land adjacent to 55 Pawsons road is proposed to be allocated for residential development. A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents
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2704/02/001/DM46.3/O	Object	Soundness - Effective	DM46.3 468	Petition in support of comment 2704/01/001	No change	A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents
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Our clients would like to make a representation in support of the de-designation of the above land from local open land. Our clients are also broadly supportive of the idea that the land be used as land for residential development.

However, our clients would like the Council to give consideration to the use of part of the site as a parking area for their business.

Rowland Brothers are an established local funeral director and they are a known and trusted company in Croydon. Rowland Brothers are also a major local employer with over 100 employees providing a vital local service to people at a very difficult time in their lives.

Rowland Brothers have operated from their premises on the Whitehorse Road since before the Second World War and have grown and adapted to meet the needs of Croydon's diverse community.

The growth of the service has meant that there are more vehicles using the premises. Not only hearses and funeral cars, but also private ambulances and the vehicles used by family members of the deceased.

This intensification of vehicular activity over the years has resulted in congestion and parking difficulties most particularly in Northbrook Road, but there has also been spillover into Mayo Road and Broadway Avenue opposite Rowland Brothers.

Due to the congestion in and around Rowland Brothers at times it has been necessary to park private ambulances in Northbrook Road after bringing the deceased to Rowland Brothers. The sight of these vehicles can be distressing for the neighbours and Rowland Brothers would like to be in a position to park these vehicles off the public highway.

Rowland Brothers also cater to the needs of various communities and faiths in Croydon and are providing new facilities that will allow different communities and faith to be able to see through the bereavement/funeral process on the premises. There are new facilities that allow family members to wash the deceased and the chapels of rest are now more intensively used by mourners sitting with the deceased until the funeral.

Due to the differing funerary customs of diverse communities sometimes a number of people will

Therefore, Rowland Brothers would like to support the de-designation of this land as local open land, but with the addition of a car parking area on the area marked in red on the attached plan.

No change

A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents

be visiting the premises to take part in customary visits to the deceased's family.

Rowland Brothers would like to add a car park at the rear of their premises to allow relatives and visitors to deceased persons and Rowland Brothers employees to be able to park without causing disruption to their neighbours.

Rowland Brothers have the support of the local community for their suggested car parking area and a petition with 70 local signatures is attached. Rowland Brothers have always tried very hard to maintain good relationships with their neighbours and they feel that it would be a distinct improvement to the area for some off road parking to be provided for their employees and customers, thereby easing parking and congestion problems for the neighbours.

2751/01/001/DM46.3/S	Mr S Parkayasky	Support		DM46.3 468		Welcome support	
2775/01/051/DM46.3/O	Cllr Tim Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM46.3 468	Site 468, Grass area adjacent to 55 Pawsons Road. The loss of such green space in this densely populated area should be avoided.	No change	A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents
2776/01/051/DM46.3/O	Cllr Helen Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM46.3 468	Site 468, Grass area adjacent to 55 Pawsons Road. The loss of such green space in this densely populated area should be avoided.	No change	A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents
2812/01/051/DM46.3/O	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM46.3 468	Site 468, Grass area adjacent to 55 Pawsons Road. The loss of such green space in this densely populated area should be avoided.	No change	A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents

2829/01/051/DM46.3/O	Cllr Margaret Mead <i>Croydon Council</i>	Object	Soundness - Justified	DM46.3 468	Site 468, Grass area adjacent to 55 Pawsons Road. The loss of such green space in this densely populated area should be avoided.		No change	A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents
2838/01/001/DM46.3/O	Mr Marek Dworzak	Object	Soundness - Effective	DM46.3 468	I am against the plan for a housing development in the area next to 55 Pawsons Road. We already have massive issues with parking and it would only get worse.	I support Rowland Brothers application for creating their car park on the tarmac area.	No change	A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents
2841/01/037/DM46.3/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object		DM46.3 468	Site 468, Grass area adjacent to 55 Pawsons Road. The loss of such green space in this densely populated area should be avoided;		No change	A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents
2842/01/051/DM46.3/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM46.3 468	Site 468, Grass area adjacent to 55 Pawsons Road. The loss of such green space in this densely populated area should be avoided.		No change	A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents
2894/01/001/DM46.3/O	Bev	Object	Soundness - Effective	DM46.3 468	I write as a long standing resident of Saxon Road. I wish to state that parking has been an ongoing issue. And I agree with Rowland Brothers that the TARMAC area should serve a purpose that will ultimately relief the lack of parking spaces and congested situation we face on my road and adjoining streets in particular as train commuters take up most of the spaces; this is worsened during football season.	Please therefore allow Rowland Brothers to use the tarmacked area as a car park.	No change	A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents

2941/01/001/DM46.3/C Mr Donald Douglas

Comment Soundness - DM46.3  
Effective 468

Any loss of green space is a tragedy, however the current use of the space seems to only serve the use of people with dogs which in itself discourages other people using the same in particular children for fear disease resulting from the dog defecation.  
I have noted the proposal put forward by Rowlands Brothers. There proposal extend only to the current tarmac area the intention of which is to secure parking for their business. I appreciate Rowlands Brothers business interest however there evidence that proposal would ease the current parking congestion. I seems the only beneficiary from this proposal would be Rowlands Brothers and this cant represent value for money for the use of a community asset.  
The second proposal in to building housing, There continue to be a shortage of social housing and therefore would support the development of social housing providing that adequate parking so as not to increase current parking congestion.  
The third option should be to make the area dog free and encourage the local community to manage the green area, you have one volunteer!!!

Welcome support

2945/01/001/DM46.3/C Mr and Mrs R Sayer

DM46.3  
468

We would like to support ROWLAND BROTHERS for using some of the land between NORTHBROOK ROAD and PAWSONS ROAD so that they can park their Company Vans and cars to save space in MAYO ROAD/NORTHBROOK ROAD/SAXON ROAD for residential parking.  
  
The residents have very limited space to park in the above roads due to Rowlands leaving their Vans/Cars overnight and at weekends.  
  
Therefore we are totally AGAINST more residential flats being built on this site, as it will cause even more parking problems.

No change

A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents

3430/01/051/DM46.3/O	Mr Donald Speakman	Object	Soundness - Justified	DM46.3 468	Site 468, Grass area adjacent to 55 Pawsons Road. The loss of such green space in this densely populated area should be avoided.	No change	A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents
3526/01/011/DM46.3/O	Linda Stevens	Object	Soundness - Justified	DM46.3 468	I wish to voice my concerns regarding the following:  I totally object to any reduction of green space in the borough of Croydon in favour of development.	No change	This site is unused open space with no public access so it is being proposed for development.
3699/01/051/DM46.3/O	Cllr J Cummings	Object	Soundness - Justified	DM46.3 468	Site 468, Grass area adjacent to 55 Pawsons Road. The loss of such green space in this densely populated area should be avoided.	No change	A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents
3804/01/052/DM46.3/O	Cllr L Hale <i>London Borough of Croydon</i>	Object		DM46.3 468	Site 468, Grass area adjacent to 55 Pawsons Road. The loss of such green space in this densely populated area should be avoided	No change	A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents
3897/01/041/DM46.3/O	Cllr M Neal	Object		DM46.3 468	Site 468, Grass area adjacent to 55 Pawsons Road. The loss of such green space in this densely populated area should be avoided;	No change	There are other open spaces in the area that are better maintained and utilised; therefore there is provision in this area.
4022/01/012/DM46.3/O	Mr & Mrs Ewin	Object	Soundness - Justified	DM46.3 468	Objection to Croydon Council's proposal to provide sites for travellers & the building of houses, etc on green land in Shirley & other areas.	No change	Site 468 at land adjacent to 55 Pawsons road is proposed to be allocated for residential development.A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents

4117/01/044/DM46.3/O	Cllr S Brew	Object		DM46.3 468	Site 468, Grass area adjacent to 55 Pawsons Road. The loss of such green space in this densely populated area should be avoided;	No change	Site 468 at land adjacent to 55 Pawsons road is proposed to be allocated for residential development. A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents
4125/01/051/DM46.3/O	Councillor M Fisher	Object	Soundness - Justified	DM46.3 468	Site 468, Grass area adjacent to 55 Pawsons Road. The loss of such green space in this densely populated area should be avoided.	No change	A need has been identified for additional Housing sites in Croydon and Pawsons Road meets the criteria. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents
1926/01/050/DM46.3/C	Councillor Luke Clancy	Comment	Soundness - Effective	DM46.3 499	Site 499, Croydon University Hospital Site, London Road. Any shrinkage of the site to allow for residential development must very carefully consider the parking and infrastructure impact on an already densely populated part of the borough.	No Change	The Council acknowledges that a balance needs to be struck between the redevelopment of this site, the impact that additional sites has on the environment and nearby residents, and the need to maintain and ensure continued provision of the services provided by the Croydon University Hospital
2056/01/033/DM46.3/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment		DM46.3 499	Site 499, Croydon University Hospital Site, London Road. Any shrinkage of the site to allow for residential development must very carefully consider the parking and infrastructure impact on an already densely populated part of the borough;	No Change	The Council acknowledges that a balance needs to be struck between the redevelopment of this site, the impact that additional sites has on the environment and nearby residents, and the need to maintain and ensure continued provision of the services provided by the Croydon University Hospital
2062/01/050/DM46.3/C	Councillor Jason Perry <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM46.3 499	Site 499, Croydon University Hospital Site, London Road. Any shrinkage of the site to allow for residential development must very carefully consider the parking and infrastructure impact on an already densely populated part of the borough.	No Change	The Council acknowledges that a balance needs to be struck between the redevelopment of this site, the impact that additional sites has on the environment and nearby residents, and the need to maintain and ensure continued provision of the services provided by the Croydon University Hospital

2071/01/050/DM46.3/C	Councillor Mario Creatura <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM46.3 499	Site 499, Croydon University Hospital Site, London Road. Any shrinkage of the site to allow for residential development must very carefully consider the parking and infrastructure impact on an already densely populated part of the borough.	No Change	The Council acknowledges that a balance needs to be struck between the redevelopment of this site, the impact that additional sites has on the environment and nearby residents, and the need to maintain and ensure continued provision of the services provided by the Croydon University Hospital	
2128/03/018/DM46.3/O	Cllr Steve O'Connell AM	Object		DM46.3 499	Any shrinkage of the site to allow for residential development must very carefully consider the parking and infrastructure impact on an already densely populated part of the borough	The impact on parking and infrastructure should be assessed.	No Change	The Council acknowledges that a balance needs to be struck between the redevelopment of this site, the impact that additional sites has on the environment and nearby residents, and the need to maintain and ensure continued provision of the services provided by the Croydon University Hospital
2448/01/050/DM46.3/C	Andy Stranack <i>Croydon Council</i>	Comment	Soundness - Effective	DM46.3 499	Site 499, Croydon University Hospital Site, London Road. Any shrinkage of the site to allow for residential development must very carefully consider the parking and infrastructure impact on an already densely populated part of the borough.		No Change	The Council acknowledges that a balance needs to be struck between the redevelopment of this site, the impact that additional sites has on the environment and nearby residents, and the need to maintain and ensure continued provision of the services provided by the Croydon University Hospital
2635/01/043/DM46.3/O	Paul Sandford <i>Bourne Society</i>	Object		DM46.3 499	Site 499, Croydon University Hospital Site, London Road. Any shrinkage of the site to allow for residential development must very carefully consider the parking and infrastructure impact on an already densely populated part of the borough		No change	The Council acknowledges that a balance needs to be struck between the redevelopment of this site, the impact that additional sites has on the environment and nearby residents, and the need to maintain and ensure continued provision of the services provided by the Croydon University Hospital
2775/01/050/DM46.3/C	Cllr Tim Pollard <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM46.3 499	Site 499, Croydon University Hospital Site, London Road. Any shrinkage of the site to allow for residential development must very carefully consider the parking and infrastructure impact on an already densely populated part of the borough.		No Change	The Council acknowledges that a balance needs to be struck between the redevelopment of this site, the impact that additional sites has on the environment and nearby residents, and the need to maintain and ensure continued provision of the services provided by the Croydon University Hospital

2776/01/050/DM46.3/C	Cllr Helen Pollard <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM46.3 499	Site 499, Croydon University Hospital Site, London Road. Any shrinkage of the site to allow for residential development must very carefully consider the parking and infrastructure impact on an already densely populated part of the borough.	No Change	The Council acknowledges that a balance needs to be struck between the redevelopment of this site, the impact that additional sites has on the environment and nearby residents, and the need to maintain and ensure continued provision of the services provided by the Croydon University Hospital
2812/01/050/DM46.3/C	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM46.3 499	Site 499, Croydon University Hospital Site, London Road. Any shrinkage of the site to allow for residential development must very carefully consider the parking and infrastructure impact on an already densely populated part of the borough.	No Change	The Council acknowledges that a balance needs to be struck between the redevelopment of this site, the impact that additional sites has on the environment and nearby residents, and the need to maintain and ensure continued provision of the services provided by the Croydon University Hospital
2829/01/050/DM46.3/C	Cllr Margaret Mead <i>Croydon Council</i>	Comment	Soundness - Effective	DM46.3 499	Site 499, Croydon University Hospital Site, London Road. Any shrinkage of the site to allow for residential development must very carefully consider the parking and infrastructure impact on an already densely populated part of the borough.	No Change	The Council acknowledges that a balance needs to be struck between the redevelopment of this site, the impact that additional sites has on the environment and nearby residents, and the need to maintain and ensure continued provision of the services provided by the Croydon University Hospital
2841/01/036/DM46.3/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object		DM46.3 499	Site 499, Croydon University Hospital Site, London Road. Any shrinkage of the site to allow for residential development must very carefully consider the parking and infrastructure impact on an already densely populated part of the borough;	No Change	The Council acknowledges that a balance needs to be struck between the redevelopment of this site, the impact that additional sites has on the environment and nearby residents, and the need to maintain and ensure continued provision of the services provided by the Croydon University Hospital
2842/01/050/DM46.3/C	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM46.3 499	Site 499, Croydon University Hospital Site, London Road. Any shrinkage of the site to allow for residential development must very carefully consider the parking and infrastructure impact on an already densely populated part of the borough.	No Change	The Council acknowledges that a balance needs to be struck between the redevelopment of this site, the impact that additional sites has on the environment and nearby residents, and the need to maintain and ensure continued provision of the services provided by the Croydon University Hospital

3430/01/050/DM46.3/C	Mr Donald Speakman	Comment	Soundness - Effective	DM46.3 499	Site 499, Croydon University Hospital Site, London Road. Any shrinkage of the site to allow for residential development must very carefully consider the parking and infrastructure impact on an already densely populated part of the borough.	No Change	The Council acknowledges that a balance needs to be struck between the redevelopment of this site, the impact that additional sites has on the environment and nearby residents, and the need to maintain and ensure continued provision of the services provided by the Croydon University Hospital
3699/01/050/DM46.3/C	Cllr J Cummings	Comment	Soundness - Effective	DM46.3 499	Site 499, Croydon University Hospital Site, London Road. Any shrinkage of the site to allow for residential development must very carefully consider the parking and infrastructure impact on an already densely populated part of the borough.	No Change	The Council acknowledges that a balance needs to be struck between the redevelopment of this site, the impact that additional sites has on the environment and nearby residents, and the need to maintain and ensure continued provision of the services provided by the Croydon University Hospital
3804/01/051/DM46.3/C	Cllr L Hale <i>London Borough of Croydon</i>	Comment		DM46.3 499	Site 499, Croydon University Hospital Site, London Road. Any shrinkage of the site to allow for residential development must very carefully consider the parking and infrastructure impact on an already densely populated part of the borough	No Change	The Council acknowledges that a balance needs to be struck between the redevelopment of this site, the impact that additional sites has on the environment and nearby residents, and the need to maintain and ensure continued provision of the services provided by the Croydon University Hospital
3897/01/040/DM46.3/O	Cllr M Neal	Object		DM46.3 499	Site 499, Croydon University Hospital Site, London Road. Any shrinkage of the site to allow for residential development must very carefully consider the parking and infrastructure impact on an already densely populated part of the borough;	No Change	The Council acknowledges that a balance needs to be struck between the redevelopment of this site, the impact that additional sites has on the environment and nearby residents, and the need to maintain and ensure continued provision of the services provided by the Croydon University Hospital
4117/01/043/DM46.3/O	Cllr S Brew	Object		DM46.3 499	Site 499, Croydon University Hospital Site, London Road. Any shrinkage of the site to allow for residential development must very carefully consider the parking and infrastructure impact on an already densely populated part of the borough;	No change	The Council acknowledges that a balance needs to be struck between the redevelopment of this site, the impact that additional sites has on the environment and nearby residents, and the need to maintain and ensure continued provision of the services provided by the Croydon University Hospital

4125/01/050/DM46.3/C	Councillor M Fisher	Comment	Soundness - Effective	DM46.3 499	Site 499, Croydon University Hospital Site, London Road. Any shrinkage of the site to allow for residential development must very carefully consider the parking and infrastructure impact on an already densely populated part of the borough.		No Change	The Council acknowledges that a balance needs to be struck between the redevelopment of this site, the impact that additional sites has on the environment and nearby residents, and the need to maintain and ensure continued provision of the services provided by the Croydon University Hospital
2896/01/002/DM46.3/O	Mr John Curley <i>Curley Skip Hire</i>	Object	Soundness - Justified	DM46.3 A285	This site is immediately adjacent to, and shares a common boundary with site 286 (which is a preferred proposal site). Site A285 is a waste transfer station which has been in continued, uninterrupted use for many years, and complies with all current regulatory requirements. However the dust and noise created by the operation of the site and the movement of skip lorries is detrimental to the amenity of neighbouring residential properties, 14 of which share a common boundary with the site. There have been a fair number of complaints to the local authority over this matter. The access is not suited to skip lorries either being a narrow road with cars closely parked.	A waste transfer site is not appropriate in a residential area and should be included in the list of preferred sites.	No change	54 Northwood Road is an operational employment site and there is a presumption against the loss of employment uses

Object	Soundness - Effective	DM46.3 A400		Change	
		<p>In regards to Table 11.19 of the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options), the preferred option for a continuation of the existing use at site A400 (324-340 Bensham Lane, Thornton Heath) would not facilitate Council in meeting the relevant Strategic Objectives. However, how these objectives would be met were the site's preferred option to be identified for residential uses as outlined below.</p> <p>Strategic Objective 3: As detailed in the attachment to this representation form, the site is ideal for residential development and fulfils the criteria in Appendix 1 identified as factors that are considered when recognising sites as preferred options for new housing. The site is of an appropriate size to accommodate in excess of ten dwellings, and will assist Council in providing housing of various types and tenures throughout the residents' lives.</p> <p>Strategic Objective 4: The existing development has a significant detrimental impact on the streetscape and urban grain. Allocating the site for a preference of residential uses in place of the continuation of the existing use would revitalise the streetscape and create a renewed opportunity for housing. Furthermore, as demonstrated in the attachment to this representation form, the benefits of identifying the site as a preferred option for residential uses would not necessarily result in the loss of employment land or residential uses. Issue is raised over the impact a continuation of the use would have on the amenity achieved at the future residential uses at the 2nd and 3rd floors where prior approval has been granted. Omitting the site as a preferred option for residential uses would be a missed opportunity to renew the site and surrounds.</p> <p>Strategic Objective 5: Permitting residential uses on the site is an excellent opportunity to encourage high quality development that enhances and integrates into the surrounds. The existing warehouse use is out of keeping with the remaining streetscape and would be better located elsewhere within the Borough. This consideration is expanded on in greater detail in the attachment.</p> <p>Strategic Objective 8: As detailed in the attachment to this representation form, the site is ideally located for residential development, being within</p>	<p>As demonstrated in this statement Day Lewis House, 324-340 Bensham Lane should be considered as a preferred option for residential uses within Table 11.19 of the exhibited Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options).</p> <p>The site presents an exceptional opportunity for residential development and has proven its suitability against the assessment criteria in Appendix 1 (used to identify sites as having a preferred options for residential uses). It has further been confirmed that the site is compatible with such identified sites.</p> <p>The submission has demonstrated that residential uses would revitalise the existing undesirable urban character, and can be accommodated on the site. Furthermore the loss of such an opportunity based on the reasoning that it would result in a loss of employment land and a community facility would be to the detriment of the future growth and development of the site, its surrounds and the Borough.</p>		<p>The lawful use of this site is an office (Class B1a) which, outside of the Office Protection Area in the Metropolitan Centre, is not proposed to be protected in the Local Plan. Therefore, this site is suitable for residential development and can be allocated as such in the Local Plan.</p>

close proximity to a range of sustainable transport modes. Providing dwellings in such locations encourages connectivity to, from and within the Borough.

The approach is not deliverable. The preferred option for land uses at site A400 should be reviewed to ensure the optimum development potential and the accumulative social, economic and environmental benefits for the site, vicinity and Borough are achieved. How identifying the site's preferred option of residential uses can deliver this is demonstrated in greater detail in the attachment to this representation form.

The preferred approach does not encourage sustainable development. As identified in greater detail within the attachment to this response, allocating site A400's preferred land use option as a continuation of the existing use does not capitalise on the opportunities for sustainable development. The site is capable of accommodating a range of residential housing types, is ideally located to sustainable transport options, and (given the availability of alternative sites for the warehousing and community facility, and the expectant release of industrial land within the Borough) would not necessitate a loss of employment land or community uses. Consideration should also be given to the revitalisation and projection of a sense of place new housing could give to the urban design and built environment. The provision of new housing would meet the needs of future generations and contribute to fulfilling the Borough's housing requirements.

Day Lewis House's current use is a large office/ industrial building. Prior approval has been granted for the conversion of the 2nd and 3rd floors from B1 (office) use to C3 (residential) uses. The 1st floor comprises B1 office uses with the exception of a small unit, which is leased to a church user at the moment. The ground floor use is occupied by a warehousing.

Prior Approval (14/01005/GPDO) was granted on 16/05/2014 for the conversion of the site's offices to houses to provide 14 two bedroom and 4 one bedroom flats on the second and third floors.

Council's reasoning for not including the site as a preferred option advised that:

1) 'The site is operational as an employment site and there is a

presumption against non-employment uses; and  
2) The site is an operational community facility and there is a presumption against non-community uses'.

Part 1) of this reasoning should be viewed with regard to paragraph 22 of the NPPF, which requires planning policies to avoid the long term protection of sites allocated for employment uses where there is no reasonable expectation of the continued use for that purpose, and that land allocations should be regularly reviewed.

The London Borough of Croydon's Employment Land Review Update 2013 identifies this type of site as being a 'small pocket of unallocated local market employment land', catering for the needs of small to medium sized business requiring warehousing. The Review projected the land demand for such uses within the Borough to be broadly balanced with supply.

Additionally The Land for Industry and Transport SPG advises that although Croydon is a 'Restricted Transfer' Borough, meaning that despite there being a relatively low level of industrial land, the possibility of small scale releases is not precluded.

A property search identified a number of currently vacant industrial sites within Croydon to which the use could be relocated.

The continuation of the warehouse use would exacerbate the detrimental impact the existing development has on the urban fabric and street's functionality. Indeed, the development of the site would dramatically revitalise the appearance and viability of the streetscape, in which a high standard of urban design can be provided to engage the street, replacing the current hardstand parking, dominating façade and traffic confusion associated with the egress and access of heavy vehicles associated with the use.

The loss of the community facility identified in point 2) is a reference to the RWR Church operating in a single small unit of the six located on the first floor. The Church has been semioperational since 2011. Its D1 use is not a lawful use; and the conversion of offices to places of worship is not permitted under use class orders. Its operational purpose within the existing building was to occupy vacant space. It was not

intended as a long term use.

In considering that this use commenced unlawfully, is not a permanent use and does not fall within Council's use description of the site; restricting the redevelopment for residential uses on the basis community facilities would be lost would be onerous in this instance.

Consideration is additionally given to the appropriateness of this use and impacts of noise, music and traffic movements associated with the worshippers on the occupiers of the future residential uses permitted at the second and third floors. Reference is made to the Black Sheep Bar, Croydon which closed in recognition of being in the wrong location following the evolution of its surrounds and conversions of adjoining uses to residential development.

Dialogue has recently been established with council (in the form of two pre-application meetings held on 01/04/15 and 02/08/15) in which the redevelopment of the site to permit a purely residential scheme was discussed. The initial response received from Council's Place Making Officer over whether the existing uses should be replaced with residential dwellings has been positive.

Appendix 1 of the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) identifies the basic criteria in assessing each site as being preferable for residential uses. Below each criterion is a response as to how the subject site demonstrates it is ideally suited for residential uses.

a. Is the site big enough for 10 or more new homes?  
The site has a total area of 0.25ha. This would permit in excess of 10 homes. Given the size of the site it is considered that there is also sufficient capacity to accommodate a range of units including 3 bedroom dwellings (which are preferred for sustainable development under Policy DM 1 of the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options). Furthermore the site is ideally located for residential development, being within close proximity to a range sustainable transport modes, services, commercial premises and job opportunities. The site's orientation will not necessitate an unreasonable loss of solar access or loss of privacy on the adjoining sites were residential uses to be

developed.

b. Are there any existing or proposed policy constraints that would prevent the development of the site altogether?

There are no current policies specifically relevant to the site that would prevent future residential development. However the construction of residential developments on the site would fulfil the relevant national and local policies. The objectives of the NPPF in relation to sustainable development is outlined above. It is considered that the location of the site would adequately uphold these objectives, while the allocation of residential uses would demonstrate compliance with paragraph 151 of the NPPF to encourage sustainable development through plan making. The Housing and Planning Bill 2015-2016 is targeted to be adopted in April 2016. One of the primary objectives of The Draft Bill is to provide Starter Homes for first time buyers. Potential development of the site would facilitate an opportunity for LB Croydon to meet any future starter home requirements likely to be directed from Central Government following the gazettal of The Bill.

c. Is the existing land use protected from development unless certain criteria are met (such as demonstrating lack of demand for an industrial premises or community use);

A property search has identified a number of vacant alternative industrial sites within the Borough, while a practicing church is located next door to the site. This demonstrates an adequate supply of alternative locations for these uses, and that the development of residential uses would not necessitate their loss.

d. Are there any factors that would prevent the site being developed (such as legal covenants or viability issues)

Associated factors which have the potential to affect the development of the site are assessed below:

- Sustainability: The site is located on brownfield land. The location of the site allows easy access to public transport links including the rail stations at Thornton Heath and Selhurst. The location is prime for residential uses and would encourage strengthened economic development.

- Flooding: The site falls outside of any associated flood zones.

- Topography: The site is relatively flat. This permits opportunities for

innovative designs including the potential introduction of defensible space and an upgrade of the Bensham Lane streetscape.  
 - Trees/Vegetation: There are no mature trees on the site. However there is opportunity for future development to introduce planting within the Bensham Lane frontage, upgrading the existing character of the streetscape.  
 - Community: The site is capable of accommodating the level of growth anticipated for Thornton Heath. Associated Section 106 Agreements and Affordable Housing will be included as part of development applications.

e. Could better use be made of the site for another use such as a new school based on the criteria in the following paragraphs?  
 Although Appendix 2 of the Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) has identified the north west of the borough as an area in need of primary school classrooms, Ecclesbourne Primary School is located just 300m from the site, while the preferred option for No.843 London Road 700m to the west is additionally identified as a primary school use.

1949/01/025/DM47.2/C	Beth Havelock <i>Transport for London</i>	Comment	DM47.2	TfL is considering the options for improvements to Five Ways. TfL will work with the Council to provide updates on the project and ensure the plans are correctly reflected within the Local Plan.	The Plan should be updated to reflect the improvements to Five Ways.	No change	Improvements to Fiveways are included in the Croydon Local Plan: Strategic Policies (Partial Review).
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It should be noted, that our client was surprised to see the proposed allocation in the current consultation document. In the era of Localism, engaging with the landowner on the options for future redevelopment would have been expected. Paragraph 155 requires authorities to have early and meaningful engagement with a variety of bodies, including business; the site is occupied by a well-established business and the Council has not sought to establish whether the owner and/or the business has any intentions regarding the sites future within the plan period that makes an allocation deliverable. Moving forward however, the Trust welcomes the opportunity for discussions with the Council regarding any potential allocation.

The garden centre has been put forward as part of these site allocations. The proposed allocation promotes the site for a secondary school to come forward for development between 2021 and 2026, the second phase of development in the emerging local plan. The site is considered by the Council to be of a suitable size for a secondary school albeit at this stage no consideration has been given as to how the listed diving board might impact the design of a new secondary school, given the requirements of national guidance and other plan policies. The supporting sustainability appraisal recommends that the site requires public transport improvements as part of the development to mitigate against the current low public transport accessibility rating.

The Trust does not consider this is a suitable or appropriate allocation for the site which is currently occupied by a successfully trading business; namely the garden centre. Nor has the supporting evidence base been sufficiently provided to justify the allocation in addition to the sites location on the edge of the urban area, its geographical relationship to its potential catchment area. These matters are considered below.

A number of evidence base documents support the emerging Local Plan Part 2. Of note for this site is the Education Evidence Base (September 2015). This provides a vague and preliminary assessment of the anticipated pupil place projections for Croydon. Within this document it is stated that the Borough will need sites to deliver additional school places (at secondary level) in between 2018/19 and 2023/24, which will coincide with the expected

In summary and for the reasons set out above, the Trust objects to the emerging allocation (Site 11) and requests the site should not be allocated for educational purposes. The site is not located in a suitable location for a school, nor does it have the transport infrastructure in place to accommodate delivery. Furthermore, the site is not considered to be a sufficient in size to accommodate a secondary school of the size required and identified in the evidence base document. All of these factors make the site unsustainable in terms of the guidance set out in the NPPF and therefore 'unsound' when factored against the relevant tests for policies and allocations.

I would be grateful if we as agents for the Trust can be kept up-to-date on the process of consideration of these representations, and would also welcome engagement with the Council regarding the options for the site's redevelopment.

Change

There is no willing landowner to bring this site forward as a secondary school. As it has been identified as being undeliverable the allocation for a secondary school has not been taken forward.

deliverability of the site between 2021 and 2026. Borough wide, up to 24 FE are required to be provided by 2022 in the possible configurations of:

- 2 new 8FE and 1 new 6FE school;
- or,
- 4 new 6FE schools

We do not consider the current Education Evidence Base to sufficiently support the allocation. It does not assess site suitability, or approach the assessment of sites for secondary schools. Therefore, there is no assessment of the site nor is there an assessment of other suitable sites. As part of the supporting evidence base, we would expect to see a full site assessment alongside the other preferred or alternative options to ensure that the allocation meets the Soundness Tests of the NPPF, that the allocation and policy is justified. In addition, the projected pupil places has been presented within this document, however there is no evidence presented which details the specific calculations and methodology employed to reach these assumptions in terms of housing and population growth.

Secondly, the Trust questions the suitability of the site for redevelopment as a secondary school and the size of school required. The site is located in a mixed use area, which has a wide range of uses including, retail, leisure and commercial which the current garden centre use complements.

The Department for Education Guidance identifies for a secondary school (11-16 years) the minimum guidance size for a school building as 1050sqm + 6.3sqm per pupil. Based on average school class capacity of 30 pupils and for an average 6 form entry school this equates to approximately 900 pupils. A school of this size would require a building of approximately 7,000sqm, which at one storey would cover the vast majority of the site. Even if a 2-storey school was proposed, there would still be a requirement for external space such as playing fields and associated car parking and servicing. Considering that the development of the site will also need to accommodate the listed structure, and ensure that any proposals preserve and enhance the setting of the listed structure, it is too small to accommodate such development unless the school's design and facilities are to be compromised.

The site presently, has a PTAL rating of 1b which equates to a low accessibility rating. As outlined in the

Sustainability Appraisal  
 transportation improvements are required prior to the site being redeveloped for educational purposes to make the site suitable and accessible. The delivery of these improvements falls to third parties and cannot at this time be guaranteed to ensure the delivery of the school. Moreover, the required improvements to public transport access cannot be funded by a school in the same way as a major development scheme might be expected to do so.

The NPPF places a presumption in favour of sustainable development, but when you look at the location of the site in the context of its catchment area, it is not in a location where you could expect that alternative forms of transport could overcome the lack of public transport. Links to the adjoining residential areas are limited and where walking to the site was an option, the overall proportion of students likely to be within a reasonable walking distance would be small. There can therefore be an expectation that mechanical transport will dominate.

It is therefore considered that the lack of accessibility undermines the deliverability of the site for education purposes.

2629/01/004/DM47.2/S	Jamie McFarland <i>Education Funding Agency</i>	Support	DM47.2 11	The Education Funding Agency has approved 3 new Free Schools currently looking for sites within Croydon. This site has been identified as being potentially suitable options for the permanent location of the Ark Croydon Secondary Academy. We would welcome the opportunity to work with Croydon Council and the respective trust to make these sites available options for these schools.	Welcome support
2634/01/003/DM47.2/S	Charlie Fagan <i>ARK</i>	Support	DM47.2 11	We are confident that a successful secondary school could be developed on this site. - The site is situated in an area which has been identified as requiring additional secondary pupil places in the coming years - The site is a suitable size to accommodate the development of a secondary school - The site is located in an area which meets the demographic criteria for Ark schools - The site is located near Ark Oval Primary Academy and would therefore create an opportunity to establish a link between the two schools.	Welcome support

2818/01/004/DM47.2/S Keisha John

Support

DM47.2  
11

Residential development if the site is not required for a school by 2021 I am currently applying through Croydon for a free school, the proposed name for the school is MADE academy.  
MADE academy will like to express interest in the site mentioned in section 1. We aim to provide a creative and robust curriculum.  
My question is;  
Will the borough need another school before the dates suggested on the sites?  
Will there be negotiations on the intake size, such as five form entry instead of an eight form entry for the suggested school?

MADE academy will like to express interest in the site mentioned in section 1. We aim to provide a creative and robust curriculum.  
My question is;  
Will the borough need another school before the dates suggested on the sites?  
Will there be negotiations on the intake size, such as five form entry instead of an eight form entry for the suggested school?

Change

The allocation for a school is not being taken forward as it has been identified as not being deliverable.

2622/01/001/DM47.2/S	Frances Wadsworth <i>Croydon College</i>	Support	Soundness - Justified	DM47.2 16	<p>Croydon College is the freehold owner of the site, Title number: SGL 618428. The site is cleared and available for development immediately. Access to the site will hopefully be improved as part, or as a consequence, of the proposed Fiveways junction improvements recently approved by the Council. We believe the site is well suited, given its location, access and surrounding uses, for an extension of the housing development previously granted. We believe that issues related to access and the current designation could be dealt with to free up a very suitable housing site.</p> <p>The College has previously considered the development of a feeder school, either on this site, near its main campus in Fair Field, or elsewhere in the borough, but we are able to confirm that the Heath Clark site is not required by the College for school use and will not be in the future. The College therefore believes that sustainable housing provision should be delivered on this site.</p> <p>Croydon College owns the site freehold and there are no restrictions on its development. It is a cleared, open site. The northern part of the site was developed by Bellway Homes in 1999 and existing access roads can potentially be opened up to service the remainder of the site. The nursery could be relocated within a high density residential led scheme with some community and commercial elements.</p> <p>Access and local open space designations need to be addressed, but the Sustainability Appraisal recommends any loss of open space is mitigated by much needed development.</p> <p>The site is sustainably located, in an urban location with excellent transport links. The proposed improvements to the Fiveways junction will add to the PTAL rating of the site.</p> <p>The site is not restricted by surrounding uses or topography, and a fully sustainable scheme could be developed without risk of high cost. We believe the site is highly suited to sustainable building technologies and amenity spaces.</p> <p>Croydon College is very supportive of the concept of housing development on this site and has made previous representations to this effect, including the call for sites refresh in April 2014. The College can confirm it does not need the site for educational purposes, and in discussions with the Council over recent years, believes that it may be a more sustainable location for housing.</p>	No change	The support for housing is welcome. However, the site will remain allocated for mixed use as a secondary school is required to meet the identified need in the borough.
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The College believes that sustainable housing development in the Borough is extremely important and welcomes the number and quality of sites that are identified by the Council in these documents.

2634/01/006/DM47.2/C	Charlie Fagan ARK	Comment		DM47.2 16	This site would not be suitable for Ark due to being a mixed development.		No change	Comment is noted.
2657/01/008/DM47.2/O	Rebecca Pullinger CPRE London	Object	Soundness - Justified	DM47.2 16	A large number of the sites allocated for development through Detailed Policies and Proposals may result in the loss of green space. This appears to run counter to the Borough's Strategic Objective 10 (The need to utilise brownfield areas first) and could be replaced with a goal to promote good quality high density developments that protect Croydon's green spaces. Even undesignated green spaces provide important ecosystem services to Croydon's growing population. We are concerned about the potential loss of designated Local Open Land.	The Council should provide additional text in these policies to encourage developers to propose good quality, high density developments which promote the protection and enhancement of green space.	No change	The site did not meet the criteria for Local Green Space and is considered appropriate for a mixed use development.
2818/01/002/DM47.2/S	Keisha John	Support		DM47.2 16	I am currently applying through Croydon for a free school, the proposed name for the school is MADE academy. MADE academy will like to express interest in the site mentioned in section 1. We aim to provide a creative and robust curriculum. My question is; Will the borough need another school before the dates suggested on the sites? Will there be negotiations on the intake size, such as five form entry instead of an eight form entry for the suggested school?	MADE academy will like to express interest in the site My question is; Will the borough need another school before the dates suggested on the sites? Will there be negotiations on the intake size, such as five form entry instead of an eight form entry for the suggested school?	No change	The proposed dates align with the borough's need for additional secondary school places. The Council would seek to achieve a minimum of 6 forms of entry in order to meet this need.

3349/01/010/DM47.2/O	Mr Richard Jeffries	Object		DM47.2 16	Other Sites that the Council should reconsider instead of both Coombe Lodge Nurseries and Coombe Farm are the following: <input type="checkbox"/> 16 - Heath Clark playing fields, Stafford Road, Waddon <input type="checkbox"/> 120 - Timebridge Community Centre, Field Way, New Addington <input type="checkbox"/> 518 - Land adjacent to 103 Goodenough Way, The Admirals Walk, Old Coulsdon <input type="checkbox"/> 522 - Wandle Road surface car park, Wandle Road, Croydon Opportunity Area <input type="checkbox"/> 536 - Land of former Croydon Airport runway, south of Imperial Way, Waddon <input type="checkbox"/> 552 - Land adjacent to Ashburton playing fields at rear of 2-88 Coleridge Road, Addiscombe <input type="checkbox"/> 553 - By Pavilion Playing Fields, Purley Way, Waddon <input type="checkbox"/> 632 - Land south of Threehalfpenny Woods, Kent Gate Way, Bridle Way, Addington <input type="checkbox"/> 636 - Land west of Timebridge Community Centre, Lodge Lane, Elmside, Addington <input type="checkbox"/> 767 - Cane Hill-south part, Hollymeoak Road / Portnalls Road, Coulsdon	Use as a Gypsy and Traveller site	No change	This site did not meet the criteria to be used as a Gypsy and Traveller site. It is also required to meet the need for school places in the borough.
3526/01/010/DM47.2/O	Linda Stevens	Object	Soundness - Justified	DM47.2 16	I wish to voice my concerns regarding the following:  I totally object to any reduction of green space in the borough of Croydon in favour of development.		No change	There are very few sites available in the borough large enough to accommodate a secondary school such that some sites currently designated open space have been proposed for new schools.
1926/01/052/DM47.2/O	Councillor Luke Clancy	Object	Soundness - Justified	DM47.2 25	Site 25, Morrisons Supermarket, 500 Purley Way. The creation of up to 1028 homes on a mixed use site would be extremely challenging in an area where the road network already struggles with parking and vehicular movements. The loss of employment land would need to be justified.		No change	The site has been allocated for a mixed development of residential, retail commercial and community uses. The Council acknowledges that a balance needs to be struck between this need and the impact that additional sites has on the environment and nearby residents
2056/01/035/DM47.2/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment		DM47.2 25	Site 25, Morrisons Supermarket, 500 Purley Way. The creation of up to 1028 homes on a mixed use site would be extremely challenging in an area where the road network already struggles with parking and vehicular movements. The loss of employment land would need to be justified;		No change	The site has been allocated for a mixed development of residential, retail commercial and community uses. The Council acknowledges that a balance needs to be struck between this need and the impact that additional site has on the environment and nearby residents

2062/01/052/DM47.2/O	Councillor Jason Perry <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM47.2 25	Site 25, Morrisons Supermarket, 500 Purley Way. The creation of up to 1028 homes on a mixed use site would be extremely challenging in an area where the road network already struggles with parking and vehicular movements. The loss of employment land would need to be justified.	No change	The site has been allocated for a mixed development of residential, retail commercial and community uses. The Council acknowledges that a balance needs to be struck between this need and the impact that additional site has on the environment and nearby residents
2071/01/052/DM47.2/O	Councillor Mario Creatura <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM47.2 25	Site 25, Morrisons Supermarket, 500 Purley Way. The creation of up to 1028 homes on a mixed use site would be extremely challenging in an area where the road network already struggles with parking and vehicular movements. The loss of employment land would need to be justified.	No change	The site has been allocated for a mixed development of residential, retail commercial and community uses. The Council acknowledges that a balance needs to be struck between this need and the impact that additional site has on the environment and nearby residents
2128/03/020/DM47.2/O	Cllr Steve O'Connell AM	Object		DM47.2 25	The creation of up to 1028 homes on a mixed use site would be extremely challenging in an area where the road network already struggles with parking and vehicular movements. The loss of employment land would need to be justified.	The loss of employment land would need to be justified. No change	The site has been allocated for a mixed development of residential, retail commercial and community uses. The Council acknowledges that a balance needs to be struck between this need and the impact that additional site has on the environment and nearby residents

2177/01/031/DM47.2/C Miss Vanessa Garner  
Network Rail Infrastructure Limited

Comment Soundness - DM47.2  
Effective 25

Network Rail notes that there are a number of sites adjacent to the Railway and attach a standard response which sets out the issues that need to be considered. In particular with large new developments there is a concern about the risk of trespass and all new developments should have proper and suitable boundary fencing. The risk of greater flooding and drainage that new developments could potentially have on the Network Rail infrastructure and we would not want any increase of flooding or the increase in run off onto Railway Infrastructure.

No change

Any development proposals for the site would be subject to consultation and Network Rail would be consulted as required

The developer must ensure that their proposal, both during construction and after completion of works on site, does not:

- encroach onto Network Rail land
- affect the safety, operation or integrity of the company's railway and its infrastructure
- undermine its support zone
- damage the company's infrastructure
- place additional load on cuttings
- adversely affect any railway land or structure
- over-sail or encroach upon the air-space of any Network Rail land
- cause to obstruct or interfere with any works or proposed works or Network Rail development both now and in the future

The developer should comply with the following comments and requirements for the safe operation of the railway and the protection of Network Rail's adjoining land.

Future maintenance  
The development must ensure any future maintenance can be conducted solely on the applicant's land. The applicant must ensure that any construction and any subsequent maintenance can be carried out to any proposed buildings or structures without adversely affecting the safety of, or encroaching upon Network Rail's adjacent land and air-space, and therefore all/any building should be situated at least 2 metres (3m for overhead lines and third rail) from Network Rail's boundary. The reason for the 2m (3m for overhead lines and third rail) stand off requirement is to allow for construction and future maintenance of a building and without requirement for access to the operational railway environment which may not necessarily be granted or if granted subject to railway site safety requirements and special provisions with all associated railway costs charged to the

applicant. Any less than 2m (3m for overhead lines and third rail) and there is a strong possibility that the applicant (and any future resident) will need to utilise Network Rail land and air-space to facilitate works. The applicant / resident would need to receive approval for such works from the Network Rail Asset Protection Engineer, the applicant / resident would need to submit the request at least 20 weeks before any works were due to commence on site and they would be liable for all costs (e.g. all possession costs, all site safety costs, all asset protection presence costs). However, Network Rail is not required to grant permission for any third party access to its land. No structure/building should be built hard-against Network Rail's boundary as in this case there is an even higher probability of access to Network Rail land being required to undertake any construction / maintenance works. Equally any structure/building erected hard against the boundary with Network Rail will impact adversely upon our maintenance teams' ability to maintain our boundary fencing and boundary treatments.

#### Drainage

Storm/surface water must not be discharged onto Network Rail's property or into Network Rail's culverts or drains except by agreement with Network Rail. Suitable drainage or other works must be provided and maintained by the Developer to prevent surface water flows or run-off onto Network Rail's property. Proper provision must be made to accept and continue drainage discharging from Network Rail's property; full details to be submitted for approval to the Network Rail Asset Protection Engineer. Suitable foul drainage must be provided separate from Network Rail's existing drainage. Soakaways, as a means of storm/surface water disposal must not be constructed near/within 10 – 20 metres of Network Rail's boundary or at any point which could adversely affect the stability of Network Rail's property. After the completion and occupation of the development, any new or exacerbated problems attributable to the new development shall be investigated and remedied at the applicants' expense.

#### Plant & Materials

All operations, including the use of cranes or other mechanical plant working adjacent to Network Rail's property, must at all times be carried out in a "fail safe" manner such that in the event of mishandling, collapse or failure, no plant or materials are

capable of falling within 3.0m of the boundary with Network Rail.

#### Scaffolding

Any scaffold which is to be constructed within 10 metres of the railway boundary fence must be erected in such a manner that at no time will any poles over-sail the railway and protective netting around such scaffold must be installed. The applicant/applicant's contractor must consider if they can undertake the works and associated scaffold/access for working at height within the footprint of their property boundary.

#### Piling

Where vibro-compaction/displacement piling plant is to be used in development, details of the use of such machinery and a method statement should be submitted for the approval of the Network Rail's Asset Protection Engineer prior to the commencement of works and the works shall only be carried out in accordance with the approved method statement.

#### Fencing

In view of the nature of the development, it is essential that the developer provide (at their own expense) and thereafter maintain a substantial, trespass proof fence along the development side of the existing boundary fence, to a minimum height of 1.8 metres. The 1.8m fencing should be adjacent to the railway boundary and the developer/applicant should make provision for its future maintenance and renewal without encroachment upon Network Rail land. Network Rail's existing fencing / wall must not be removed or damaged and at no point either during construction or after works are completed on site should the foundations of the fencing or wall or any embankment therein, be damaged, undermined or compromised in any way. Any vegetation on Network Rail land and within Network Rail's boundary must also not be disturbed. Any fencing installed by the applicant must not prevent Network Rail from maintaining its own fencing/boundary treatment.

#### Lighting

Any lighting associated with the development (including vehicle lights) must not interfere with the sighting of signalling apparatus and/or train drivers vision on approaching trains. The location and colour of lights must not give rise to the potential for confusion with the signalling

arrangements on the railway. The developers should obtain Network Rail's Asset Protection Engineer's approval of their detailed proposals regarding lighting.

**Noise and Vibration**  
The potential for any noise/ vibration impacts caused by the proximity between the proposed development and any existing railway must be assessed in the context of the National Planning Policy Framework which hold relevant national guidance information. The current level of usage may be subject to change at any time without notification including increased frequency of trains, night time train running and heavy freight trains.

**Vehicle Incursion**  
Where a proposal calls for hard standing area / parking of vehicles area near the boundary with the operational railway, Network Rail would recommend the installation of a highways approved vehicle incursion barrier or high kerbs to prevent vehicles accidentally driving or rolling onto the railway or damaging lineside fencing.

Network Rail strongly recommends the developer contacts [AssetProtectionsSussex@networkrail.co.uk](mailto:AssetProtectionsSussex@networkrail.co.uk) prior to any works commencing on site, and also to agree an Asset Protection Agreement with us to enable approval of detailed works. More information can also be obtained from our website at [www.networkrail.co.uk/asp/1538.aspx](http://www.networkrail.co.uk/asp/1538.aspx).

2448/01/052/DM47.2/O	Andy Stranack <i>Croydon Council</i>	Object	Soundness - Justified	DM47.2 25	Site 25, Morrisons Supermarket, 500 Purley Way. The creation of up to 1028 homes on a mixed use site would be extremely challenging in an area where the road network already struggles with parking and vehicular movements. The loss of employment land would need to be justified.	No change	The site has been allocated for a mixed development of residential, retail commercial and community uses. The Council acknowledges that a balance needs to be struck between this need and the impact that additional site has on the environment and nearby residents
2635/01/045/DM47.2/O	Paul Sandford <i>Bourne Society</i>	Object		DM47.2 25	Site 25, Morrisons Supermarket, 500 Purley Way. The creation of up to 1028 homes on a mixed use site would be extremely challenging in an area where the road network already struggles with parking and vehicular movements. The loss of employment land would need to be justified	No change	The site has been allocated for a mixed development of residential, retail commercial and community uses. The Council acknowledges that a balance needs to be struck between this need and the impact that additional site has on the environment and nearby residents

2775/01/052/DM47.2/O	Cllr Tim Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM47.2 25	Site 25, Morrisons Supermarket, 500 Purley Way. The creation of up to 1028 homes on a mixed use site would be extremely challenging in an area where the road network already struggles with parking and vehicular movements. The loss of employment land would need to be justified.	No change	The site has been allocated for a mixed development of residential, retail commercial and community uses. The Council acknowledges that a balance needs to be struck between this need and the impact that additional site has on the environment and nearby residents
2776/01/052/DM47.2/O	Cllr Helen Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM47.2 25	Site 25, Morrisons Supermarket, 500 Purley Way. The creation of up to 1028 homes on a mixed use site would be extremely challenging in an area where the road network already struggles with parking and vehicular movements. The loss of employment land would need to be justified.	No change	The site has been allocated for a mixed development of residential, retail commercial and community uses. The Council acknowledges that a balance needs to be struck between this need and the impact that additional site has on the environment and nearby residents
2812/01/052/DM47.2/O	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM47.2 25	Site 25, Morrisons Supermarket, 500 Purley Way. The creation of up to 1028 homes on a mixed use site would be extremely challenging in an area where the road network already struggles with parking and vehicular movements. The loss of employment land would need to be justified.	No change	The site has been allocated for a mixed development of residential, retail commercial and community uses. The Council acknowledges that a balance needs to be struck between this need and the impact that additional site has on the environment and nearby residents
2829/01/052/DM47.2/O	Cllr Margaret Mead <i>Croydon Council</i>	Object	Soundness - Justified	DM47.2 25	Site 25, Morrisons Supermarket, 500 Purley Way. The creation of up to 1028 homes on a mixed use site would be extremely challenging in an area where the road network already struggles with parking and vehicular movements. The loss of employment land would need to be justified.	No change	The site has been allocated for a mixed development of residential, retail commercial and community uses. The Council acknowledges that a balance needs to be struck between this need and the impact that additional site has on the environment and nearby residents
2841/01/038/DM47.2/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object		DM47.2 25	Site 25, Morrisons Supermarket, 500 Purley Way. The creation of up to 1028 homes on a mixed use site would be extremely challenging in an area where the road network already struggles with parking and vehicular movements. The loss of employment land would need to be justified;	No change	The site has been allocated for a mixed development of residential, retail commercial and community uses. The Council acknowledges that a balance needs to be struck between this need and the impact that additional site has on the environment and nearby residents

2842/01/052/DM47.2/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM47.2 25	Site 25, Morrisons Supermarket, 500 Purley Way. The creation of up to 1028 homes on a mixed use site would be extremely challenging in an area where the road network already struggles with parking and vehicular movements. The loss of employment land would need to be justified.	No change	The site has been allocated for a mixed development of residential, retail commercial and community uses. The Council acknowledges that a balance needs to be struck between this need and the impact that additional site has on the environment and nearby residents
3430/01/052/DM47.2/O	Mr Donald Speakman	Object	Soundness - Justified	DM47.2 25	Site 25, Morrisons Supermarket, 500 Purley Way. The creation of up to 1028 homes on a mixed use site would be extremely challenging in an area where the road network already struggles with parking and vehicular movements. The loss of employment land would need to be justified.	No change	The site has been allocated for a mixed development of residential, retail commercial and community uses. The Council acknowledges that a balance needs to be struck between this need and the impact that additional site has on the environment and nearby residents
3699/01/052/DM47.2/O	Cllr J Cummings	Object	Soundness - Justified	DM47.2 25	Site 25, Morrisons Supermarket, 500 Purley Way. The creation of up to 1028 homes on a mixed use site would be extremely challenging in an area where the road network already struggles with parking and vehicular movements. The loss of employment land would need to be justified.	No change	The site has been allocated for a mixed development of residential, retail commercial and community uses. The Council acknowledges that a balance needs to be struck between this need and the impact that additional site has on the environment and nearby residents
3804/01/053/DM47.2/C	Cllr L Hale <i>London Borough of Croydon</i>	Comment		DM47.2 25	Site 25, Morrisons Supermarket, 500 Purley Way. The creation of up to 1028 homes on a mixed use site would be extremely challenging in an area where the road network already struggles with parking and vehicular movements. The loss of employment land would need to be justified;	No change	The site has been allocated for a mixed development of residential, retail commercial and community uses. The Council acknowledges that a balance needs to be struck between this need and the impact that additional site has on the environment and nearby residents
3897/01/042/DM47.2/O	Cllr M Neal	Object		DM47.2 25	Site 25, Morrisons Supermarket, 500 Purley Way. The creation of up to 1028 homes on a mixed use site would be extremely challenging in an area where the road network already struggles with parking and vehicular movements. The loss of employment land would need to be justified;	No change	Any planning application for the site would have to consider traffic and transport implications. The site is not within a Tier 1 employment site and is afforded no protection as a retail use.

4117/01/045/DM47.2/O	Cllr S Brew	Object		DM47.2 25	Site 25, Morrisons Supermarket, 500 Purley Way. The creation of up to 1028 homes on a mixed use site would be extremely challenging in an area where the road network already struggles with parking and vehicular movements. The loss of employment land would need to be justified;	No change	The site has been allocated for a mixed development of residential, retail commercial and community uses. The Council acknowledges that a balance needs to be struck between this need and the impact that additional site has on the environment and nearby residents
4125/01/052/DM47.2/O	Councillor M Fisher	Object	Soundness - Justified	DM47.2 25	Site 25, Morrisons Supermarket, 500 Purley Way. The creation of up to 1028 homes on a mixed use site would be extremely challenging in an area where the road network already struggles with parking and vehicular movements. The loss of employment land would need to be justified.	No change	The site has been allocated for a mixed development of residential, retail commercial and community uses. The Council acknowledges that a balance needs to be struck between this need and the impact that additional site has on the environment and nearby residents

1665/03/001/DM47.2/C	Mr Niall McNevin <i>Paragon Regeneration</i>	Comment	DM47.2 301	<p>My specific representations are four fold</p> <p>i) Notwithstanding the Article 4 Direction - it is the relationship with the Local Plan policies and proposals that is important - the Plan should be the - single source of truth - and currently there appears to be inconsistency, lack of vision, possibly leading to confusion and missed opportunities for regeneration and good forwards planning</p> <p>ii) There appears to be no reflection of the potential for the currently derelict and unsightly portion of the Waldron's Conservation Area - specifically No 34 Waldrons - a possible key small site and / or one which could supporting delivery of starter homes (see attached below) identified in adopted Supplementary Planning Document [adopted by Full Council 22 April 2013].</p> <p>iii) Finally to bring to attention to the Council that under its general powers an LPA can serve a Section 215 notice ( Town &amp; Country Planning Act 1990) on the owner or occupier where the building or land is clearly adversely affecting the amenity of the area and can require them ( the owner or occupier ) to clean up the building or site.</p> <p>iv) I am concerned that the permitted development rights for properties in the vicinity of this site have had an article 4 direction applied ( removing permitted development rights) yet there appears to be no regard to the proper planning of the area by specifically omitting to include the remaining portion of the conservation area site of the a key and visually prominent part of the Conservation Area which currently is adversely affecting the amenity of the area.</p> <p>A)34 THE WALDRONS</p> <p>9.2.3 Though there was evidence of neglect of the locally listed building from 2008 onwards, it suffered significant damage during a fire on New Year's Eve 2010. Damage to the structure is ongoing due to the lack of protection against the elements. If, at all possible, the building should be retained, or at least part retained, in recognition of the significant contribution it makes to the character of the conservation area as an important point of entry from the Croydon Flyover. Part retention would involve calculated decisions about what elements of the building are salvageable, which initially appear to be the south end of the site, including the 'turreted' tower, and could be potentially retained and part reconstructed alongside some</p>	Change	<p>A need has been identified for additional housing sites in Croydon and the site allocated meets the criteria. The loss of the community use on this site has recently been justified by evidence provided as part of the recent planning approval ( reference 16/00879/P) which has given planning approval for the erection of a part four/five/six storey, building to provide 19 one bedroom, 17 two bedroom 6 three bedroom and 6 studio flats.</p>
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new build elements to allow for the site to be brought back into active use.  
 9.2.4 If it is justified to a satisfactory degree that the site must be re-developed then all proposals must be carefully designed to preserve and enhance the special character of the conservation area, including height, scale, mass, architectural detailing and materials.

1926/01/053/DM47.2/C	Councillor Luke Clancy	Comment	Soundness - Justified	DM47.2 301	Site 301, Sea Cadet Training Centre, 34 The Waldrons. Any new development should complement and enhance the adjoining Waldrons conservation area.	Change	A need has been identified for additional housing sites in Croydon and the site allocated meets the criteria. The loss of the community use on this site has recently been justified by evidence provided as part of the recent planning approval (reference 16/00879/P) which has given planning approval for the erection of a part four/five/six storey, building to provide 19 one bedroom, 17 two bedroom 6 three bedroom and 6 studio flats.
2056/01/036/DM47.2/C	Councillor Dudley Mead <i>London Borough of Croydon</i>	Comment		DM47.2 301	Site 301, Sea Cadet Training Centre, 34 The Waldrons. Any new development should complement and enhance the adjoining Waldrons conservation area.	Change	A need has been identified for additional housing sites in Croydon and the site allocated meets the criteria. The loss of the community use on this site has recently been justified by evidence provided as part of the recent planning approval (reference 16/00879/P) which has given planning approval for the erection of a part four/five/six storey, building to provide 19 one bedroom, 17 two bedroom 6 three bedroom and 6 studio flats.
2062/01/053/DM47.2/C	Councillor Jason Perry <i>London Borough of Croydon</i>	Comment	Soundness - Justified	DM47.2 301	Site 301, Sea Cadet Training Centre, 34 The Waldrons. Any new development should complement and enhance the adjoining Waldrons conservation area.	Change	A need has been identified for additional housing sites in Croydon and the site allocated meets the criteria. The loss of the community use on this site has recently been justified by evidence provided as part of the recent planning approval (reference 16/00879/P) which has given planning approval for the erection of a part four/five/six storey, building to provide 19 one bedroom, 17 two bedroom 6 three bedroom and 6 studio flats.

2071/01/053/DM47.2/C	Councillor Mario Creatura <i>London Borough of Croydon</i>	Comment	Soundness - Justified	DM47.2 301	Site 301, Sea Cadet Training Centre, 34 The Waldrons. Any new development should complement and enhance the adjoining Waldrons conservation area.		Change	A need has been identified for additional housing sites in Croydon and the site allocated meets the criteria. The loss of the community use on this site has recently been justified by evidence provided as part of the recent planning approval (reference 16/00879/P) which has given planning approval for the erection of a part four/five/six storey, building to provide 19 one bedroom, 17 two bedroom 6 three bedroom and 6 studio flats.
2128/03/021/DM47.2/C	Cllr Steve O'Connell AM	Comment		DM47.2 301	Any new development should complement and enhance the adjoining Waldrons conservation area.	Any new development should complement and enhance the adjoining Waldrons conservation area.	Change	A need has been identified for additional housing sites in Croydon and the site allocated meets the criteria. The loss of the community use on this site has recently been justified by evidence provided as part of the recent planning approval (reference 16/00879/P) which has given planning approval for the erection of a part four/five/six storey, building to provide 19 one bedroom, 17 two bedroom 6 three bedroom and 6 studio flats.
2448/01/053/DM47.2/C	Andy Stranack <i>Croydon Council</i>	Comment	Soundness - Justified	DM47.2 301	Site 301, Sea Cadet Training Centre, 34 The Waldrons. Any new development should complement and enhance the adjoining Waldrons conservation area.		Change	A need has been identified for additional housing sites in Croydon and the site allocated meets the criteria. The loss of the community use on this site has recently been justified by evidence provided as part of the recent planning approval (reference 16/00879/P) which has given planning approval for the erection of a part four/five/six storey, building to provide 19 one bedroom, 17 two bedroom 6 three bedroom and 6 studio flats.

2635/01/046/DM47.2/O	Paul Sandford <i>Bourne Society</i>	Object		DM47.2 301	Site 301, Sea Cadet Training Centre, 34 The Waldrons. Any new development should complement and enhance the adjoining Waldrons conservation area.	Change	A need has been identified for additional housing sites in Croydon and the site allocated meets the criteria. The loss of the community use on this site has recently been justified by evidence provided as part of the recent planning approval (reference 16/00879/P) which has given planning approval for the erection of a part four/five/six storey, building to provide 19 one bedroom, 17 two bedroom 6 three bedroom and 6 studio flats.
2775/01/053/DM47.2/C	Cllr Tim Pollard <i>London Borough of Croydon</i>	Comment	Soundness - Justified	DM47.2 301	Site 301, Sea Cadet Training Centre, 34 The Waldrons. Any new development should complement and enhance the adjoining Waldrons conservation area.	Change	A need has been identified for additional housing sites in Croydon and the site allocated meets the criteria. The loss of the community use on this site has recently been justified by evidence provided as part of the recent planning approval (reference 16/00879/P) which has given planning approval for the erection of a part four/five/six storey, building to provide 19 one bedroom, 17 two bedroom 6 three bedroom and 6 studio flats.
2776/01/053/DM47.2/C	Cllr Helen Pollard <i>London Borough of Croydon</i>	Comment	Soundness - Justified	DM47.2 301	Site 301, Sea Cadet Training Centre, 34 The Waldrons. Any new development should complement and enhance the adjoining Waldrons conservation area.	Change	A need has been identified for additional housing sites in Croydon and the site allocated meets the criteria. The loss of the community use on this site has recently been justified by evidence provided as part of the recent planning approval (reference 16/00879/P) which has given planning approval for the erection of a part four/five/six storey, building to provide 19 one bedroom, 17 two bedroom 6 three bedroom and 6 studio flats.

2812/01/053/DM47.2/C	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Comment	Soundness - Justified	DM47.2 301	Site 301, Sea Cadet Training Centre, 34 The Waldrons. Any new development should complement and enhance the adjoining Waldrons conservation area.	Change	A need has been identified for additional housing sites in Croydon and the site allocated meets the criteria. The loss of the community use on this site has recently been justified by evidence provided as part of the recent planning approval (reference 16/00879/P) which has given planning approval for the erection of a part four/five/six storey, building to provide 19 one bedroom, 17 two bedroom 6 three bedroom and 6 studio flats.
2829/01/053/DM47.2/C	Cllr Margaret Mead <i>Croydon Council</i>	Comment	Soundness - Justified	DM47.2 301	Site 301, Sea Cadet Training Centre, 34 The Waldrons. Any new development should complement and enhance the adjoining Waldrons conservation area.	Change	A need has been identified for additional housing sites in Croydon and the site allocated meets the criteria. The loss of the community use on this site has recently been justified by evidence provided as part of the recent planning approval (reference 16/00879/P) which has given planning approval for the erection of a part four/five/six storey, building to provide 19 one bedroom, 17 two bedroom 6 three bedroom and 6 studio flats.
2841/01/039/DM47.2/O	Cllr Vidhi Mohan <i>London Borough of Croydon</i>	Object		DM47.2 301	Site 301, Sea Cadet Training Centre, 34 The Waldrons. Any new development should complement and enhance the adjoining Waldrons conservation area.	Change	A need has been identified for additional housing sites in Croydon and the site allocated meets the criteria. The loss of the community use on this site has recently been justified by evidence provided as part of the recent planning approval (reference 16/00879/P) which has given planning approval for the erection of a part four/five/six storey, building to provide 19 one bedroom, 17 two bedroom 6 three bedroom and 6 studio flats.

2842/01/053/DM47.2/C	Cllr Richard Chatterjee London Borough of Croydon	Comment	Soundness - Justified	DM47.2 301	Site 301, Sea Cadet Training Centre, 34 The Waldrons. Any new development should complement and enhance the adjoining Waldrons conservation area.	Change	A need has been identified for additional housing sites in Croydon and the site allocated meets the criteria. The loss of the community use on this site has recently been justified by evidence provided as part of the recent planning approval (reference 16/00879/P) which has given planning approval for the erection of a part four/five/six storey, building to provide 19 one bedroom, 17 two bedroom 6 three bedroom and 6 studio flats.
2845/01/001/DM47.2/O	UK Land Assets Ltd	Object		DM47.2 301	The allocation of the site for development is supported, but the requirement for community use (in addition to residential use) is opposed. In this regard, UK Land Assets (UKLA) own the land and purchased it after the marketing agents had undertaken soft marketing of the site to community organisations. This marketing exercise failed to attract a suitable community organisation and accordingly, UKLA purchased the site in good faith on the assumption that the land could be redeveloped for a mixture of open market and affordable housing. The site is considered to be ideally suited to open market and affordable housing and therefore the preferred approach would be most appropriate for Croydon if the site were allocated for (open market and affordable) residential development only. Redevelopment of the site is deliverable, but if the site must be delivered for both residential and community use, the amount of affordable housing will not be maximised. If community use is required, the level of affordable housing that can be delivered will significantly decrease, resulting in a less sustainable development.	Change	A need has been identified for additional housing sites in Croydon and the site allocated meets the criteria. The loss of the community use on this site has recently been justified by evidence provided as part of the recent planning approval (reference 16/00879/P) which has given planning approval for the erection of a part four/five/six storey, building to provide 19 one bedroom, 17 two bedroom 6 three bedroom and 6 studio flats.

3006/01/004/DM47.2/O	Mr John Sadler	Object		DM47.2 301	There should be no loss of carpark	Change	A need has been identified for additional housing sites in Croydon and the site allocated meets the criteria. The loss of the community use on this site has recently been justified by evidence provided as part of the recent planning approval (reference 16/00879/P) which has given planning approval for the erection of a part four/five/six storey, building to provide 19 one bedroom, 17 two bedroom 6 three bedroom and 6 studio flats.
3430/01/053/DM47.2/C	Mr Donald Speakman	Comment	Soundness - Justified	DM47.2 301	Site 301, Sea Cadet Training Centre, 34 The Waldrons. Any new development should complement and enhance the adjoining Waldrons conservation area.	Change	A need has been identified for additional housing sites in Croydon and the site allocated meets the criteria. The loss of the community use on this site has recently been justified by evidence provided as part of the recent planning approval (reference 16/00879/P) which has given planning approval for the erection of a part four/five/six storey, building to provide 19 one bedroom, 17 two bedroom 6 three bedroom and 6 studio flats.
3699/01/053/DM47.2/C	Cllr J Cummings	Comment	Soundness - Justified	DM47.2 301	Site 301, Sea Cadet Training Centre, 34 The Waldrons. Any new development should complement and enhance the adjoining Waldrons conservation area.	Change	A need has been identified for additional housing sites in Croydon and the site allocated meets the criteria. The loss of the community use on this site has recently been justified by evidence provided as part of the recent planning approval (reference 16/00879/P) which has given planning approval for the erection of a part four/five/six storey, building to provide 19 one bedroom, 17 two bedroom 6 three bedroom and 6 studio flats.

3804/01/054/DM47.2/C	Cllr L Hale London Borough of Croydon	Comment	DM47.2 301	Site 301, Sea Cadet Training Centre, 34 The Waldrons. Any new development should complement and enhance the adjoining Waldrons conservation area.	Change	A need has been identified for additional housing sites in Croydon and the site allocated meets the criteria. The loss of the community use on this site has recently been justified by evidence provided as part of the recent planning approval (reference 16/00879/P) which has given planning approval for the erection of a part four/five/six storey, building to provide 19 one bedroom, 17 two bedroom 6 three bedroom and 6 studio flats.
3897/01/043/DM47.2/O	Cllr M Neal	Object	DM47.2 301	Site 301, Sea Cadet Training Centre, 34 The Waldrons. Any new development should complement and enhance the adjoining Waldrons conservation area.	Change	A need has been identified for additional housing sites in Croydon and the site allocated meets the criteria. The loss of the community use on this site has recently been justified by evidence provided as part of the recent planning approval (reference 16/00879/P) which has given planning approval for the erection of a part four/five/six storey, building to provide 19 one bedroom, 17 two bedroom 6 three bedroom and 6 studio flats.
4117/01/046/DM47.2/O	Cllr S Brew	Object	DM47.2 301	Site 301, Sea Cadet Training Centre, 34 The Waldrons. Any new development should complement and enhance the adjoining Waldrons conservation area.	Change	A need has been identified for additional housing sites in Croydon and the site allocated meets the criteria. The loss of the community use on this site has recently been justified by evidence provided as part of the recent planning approval (reference 16/00879/P) which has given planning approval for the erection of a part four/five/six storey, building to provide 19 one bedroom, 17 two bedroom 6 three bedroom and 6 studio flats.

4125/01/053/DM47.2/C	Councillor M Fisher	Comment	Soundness - Justified	DM47.2 301	Site 301, Sea Cadet Training Centre, 34 The Waldrons. Any new development should complement and enhance the adjoining Waldrons conservation area.	Change	A need has been identified for additional housing sites in Croydon and the site allocated meets the criteria. The loss of the community use on this site has recently been justified by evidence provided as part of the recent planning approval (reference 16/00879/P) which has given planning approval for the erection of a part four/five/six storey, building to provide 19 one bedroom, 17 two bedroom 6 three bedroom and 6 studio flats.	
2708/01/002/DM47.2/O	<i>Sainsbury's Supermarkets Ltd</i>	Object		DM47.2 355	Object to proposed allocation . It should be amended to supports retention of supermarket or mixed use retaining the store	Object to proposed allocation . It should be amended to supports retention of supermarket or mixed use retaining the store	No change	The allocation was incorrectly named with the wrong map and did not in fact include Sainsburys but rather an adjacent site.
2844/01/001/DM47.2/O	<i>Henderson Global Investors</i>	Object		DM47.2 48	The site is part of a well-trading and established retail area. Whilst the opportunity for residential would help the council meet housing strategic objectives we feel that this is less appropriate for the site than an approach offering an improvement and enhancement of the retail offer. Furthermore, commercial space located in Croydon centre (i.e. not on the 294-330 Purley Way site) would be more appropriate in helping the Council meet their Strategic Objectives We feel that a mix of retail, commercial and residential would not be deliverable since commercial tenants are seeking accommodation in Croydon centre rather than out of town and the values in residential accommodation would not be attractive enough in a strong-trading and established retail area.	We consider that the site and surrounding areas would benefit more from an improved and enhanced retail offer since the area is already established as such.	No change	The site has been allocated for a mixed development of residential, retail commercial and community/health uses. The Council acknowledges that a balance needs to be struck between this need and the impact that additional site has on the environment and nearby residents

## 2 Using and commenting on this document

<i>Ref No</i>	<i>Representor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Soundness</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
1574/02/003/Non-specific/O	Mr Gordon Thompson  Mid Croydon Conservation Area A		Object			<p>I am the current Chairman of Canning &amp; Clyde Road Residents' Association (covering the two named roads falling within the East India Estate conservation area). People have made general comments about:-</p> <ul style="list-style-type: none"> <li>•the sheer size and complexity of the documents presented to us, and the frequent impenetrability of those documents (with all their jargon) to the average, non-expert, non-technical person;</li> <li>•their inaccessibility to anyone not on line or not able to visit libraries.</li> </ul> <p>There is also a feeling that (to paraphrase one comment) the Council will deem itself, having posted those documents (and having staged various presentations), to have fully consulted with us. The word "sham" has been heard, quite a few times.</p>		Change	<p>Consideration will be given to improve the clarity and readability of future Local Plan consultation documents and to clearly identify the proposed changes for the 16 Places so that people can understand what is proposed for their Places.</p> <p>A paper copy of the Croydon Local Plan: Strategic Policies- Partial Review and the Detailed Polices and Proposals (Preferred and Alternative Options) were delivered to all libraries in time for the commencement of the six weeks consultation. The Plans were accompanied by a Memorandum to the libraries regarding the consultation along with a poster. Copies of the Plans were displayed for the whole six weeks period at all the other libraries in the borough and the information was available on the Croydon Council's internet. The consultation responses received have all been considered and responded to in the Consultation Log.</p>

4 Homes

<i>Ref No</i>	<i>Representor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Soundness</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
0203/01/028//C	Mr Charles King <i>East Coulsdon Residents' Associat</i>		Comment			Studies undertaken by McCarthy Stone and others have shown that where older people are forced to move more than a few miles from existing homes, friends and relatives, their quality of life is reduced and they become more isolated and more dependent on social services. To reduce the problem it is best to provide a mixture of housing including retirement homes in every community. The Cane Hill and the Town Centre redevelopments provide an opportunity to provide retirement homes in the Town Centre near to shops, doctors and public transport.	Developments in Coulsdon should provide retirement homes.	Change	The policy states that where there is an identified need within the borough, planning permission for residential care homes will be granted. This would not require residents of the borough to move away from the area to acquire this type of accommodation. The policy has been amended and welcomes supported living schemes in the borough.
1610/02/002//C	Mr Sean Creighton <i>Norbury Residents Association Joi</i>		Comment	Soundness - Effective		Non-housing use of former housing stock  6. Why is there no policy and proposals designed to encourage the return of property originally built as housing currently in office and service use with proposals to encourage and/or assist business owners to move into office and service buildings?		No change	Buildings that were originally constructed as dwellinghouses and are now occupied as offices would have, in most circumstances been subject to applications for changes of use. This means that that lawful use of such buildings are for office space and would therefore require a further change of use application to be submitted.
1610/01/006/Non-specific/C	Mr Sean Creighton <i>Norbury Residents Association Joi</i>		Comment			There is overcrowding in rented homes. This can be seen from the overflowing bins outside some properties, which can also be a sign that these properties are overcrowded. Landlords and their tenants should be compelled to keep clean and tidy their front gardens and the pavement outside their properties.  More family housing is needed. There are too many rental properties and properties turned into flats. The new flats and apartments will need car parking spaces.  There should be a homeless food project with unsold food being collected from Iceland. Lidl and other stores.		No change	The issues of overcrowding or fly tipping are not matters that can be considered through the Local Plan process. Similarly, the suggestion to establish a homeless food project is not something which can be carried out through the planning process.  The Local Plan has within it, policies which seek to provide a choice of housing (including affordable housing) of different sizes. However, the planning system cannot determine if these homes will be rental properties or not.

2839/01/023/Non-specific/O	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Object	Soundness - Effective	Support assisted living and believe that planning policy should tie in with our over 65's commissioning. Keeping older people independent and safe in their own environment without having to keep our elderly in care homes should be a priority. Don't see this in the strategy.	Change	Policy SP2: Homes of the Croydon Local Plan: Strategic Policies seeks to provide a choice of housing for people in socially-balanced and inclusive communities. This policy also makes provision for meeting the borough's need for affordable housing and homes of different sizes. Furthermore, policy DM1 requires that there is a minimum percentage of three bedroom or larger units on sites with ten or more dwellings as set out in Table 4.1 to ensure there is adequate provision of a mix of housing types to satisfy demand. Policy DM3 has been amended and welcomes supported living schemes in the borough.
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2839/02/023/Non-specific/O	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Object	Soundness - Effective	Support assisted living and believe that planning policy should tie in with our over 65's commissioning. Keeping older people independent and safe in their own environment without having to keep our elderly in care homes should be a priority. Don't see this in the strategy.	Change	Policy SP2: Homes of the Croydon Local Plan: Strategic Policies seeks to provide a choice of housing for people in socially-balanced and inclusive communities. This policy also makes provision for meeting the borough's need for affordable housing and homes of different sizes. Furthermore, policy DM1 requires that there is a minimum percentage of three bedroom or larger units on sites with ten or more dwellings as set out in Table 4.1 to ensure there is adequate provision of a mix of housing types to satisfy demand. Policy DM3 has been amended and welcomes supported living schemes in the borough.
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1956/04/008/4.012/O	Kevin Smith <i>Croydon TUC</i>	Object		4.012	The discussion in Detailed Policies and Proposals para 4.12 seems to mean that if families are allocated two bedrooms one bedroom each for 2 adults and one for 2 children, then the living space for them is going to be the same as for one adult and one child. i.e. much more cramped. Problems with occur when two children of opposite sexes require to have separate bedrooms. Small will continue to be cramped making undertaking homework at home difficult. Such families will find it difficult to transfer to a property with an extra bedroom. This is totally unacceptable. The Council's argument allows developers to argue against providing the larger family sized homes and weakens the Council's negotiating position. Developers should be under pressure to meet the Council's housing objectives to meet locally generated housing needs. The proposed flexibility is contrary to the Council's policy of life-time housing and recognising the changing needs of families as their children grow the Council should require that each child should have their own bedroom.	This paragraph should be deleted.	No change	The policy aims to provide a mix of housing to meet demand. The planning process cannot require that residents vacate a home where a family has out-grown it, but does allow for the provision of a mix of homes to achieve socially-balanced and inclusive communities. To clarify the intention of the policy, this paragraph is redrafted to remove the reference to family homes and now refers to homes more generally.
1956/04/009/4.013/S	Kevin Smith <i>Croydon TUC</i>	Support	Soundness - Justified	4.013	In paras 4.13 and 4.14 the Council spells out some useful detail on the policy to prevent conversions of larger homes.  Given the need for three bedroom plus homes in the Borough, the principle of resisting the conversion of larger houses is supported.		Welcome support	
1956/04/011/4.013/C	Kevin Smith <i>Croydon TUC</i>	Comment	Soundness - Effective	4.013	It is not clear that the basis for the proposed 130m2 internal area in para 4.13?	Could the internal area size figure be larger?	No change	The Replacement Unitary Development Plan (2006) which the Croydon Local Plan: Strategic Policies and the Detailed Policies and Proposals replace; included a policy which protected small family houses. This has been carried through into the Detailed Policies and Proposals document to ensure that there is no loss of smaller units. The figure of 130m2 is considered a reasonably sized 3-4 bedroom property.
0203/03/035/4.014/S	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Support		4.014	Room sizes: We support the larger size rooms for new housing set out in the Mayor's Standards for room sizes in the London plan.		Welcome support	

0320/01/002/4.014/O	Mr Tarsem Flora <i>Flora Associates</i>	Object		4.014	<p>Para 4.14 states that "Gross Internal Area must comply with the National Technical housing stds. This being so, why has the council allowed under, permitted development of office conversion in Croydon to be seriously below any space standard requirements including those set by the Mayor of London ?</p> <p>We have also noted that rear single storey extensions to houses under permitted development are carried out to very 'poor design standards' Hopefully the council will look into this and refine it's strategy.</p>	No change	The National Technical Standards and the London Plan room standards do not apply to office conversions to residential use granted under Permitted Development Orders.
1956/04/010/4.014/S	Kevin Smith <i>Croydon TUC</i>	Support	Soundness - Justified	4.014	<p>In paras 4.13 and 4.14 the Council spells out some useful detail on the policy to prevent conversions of larger homes.</p> <p>Given the need for three bedroom plus homes in the Borough, the principle of resisting the conversion of larger houses is supported.</p>	Welcome support	

2764/02/001/4.020/O

Mr Derek Ritson

*Monks Orchard Residents Associa*

Object

4.020

This statement would only be possible if there were spare capacity in any defined area which would then allow further residential development in that area. The current infrastructure is already having difficulty coping with current population. In our area, schools are oversubscribed, possibly GP surgeries oversubscribed, the major roads are congested; therefore it would not be appropriate to allow any development proposals in the area until the school places etc. were available for any increase in population. Thus any further residential development or garden development in the area should be rejected. The definition of 'Infrastructure' is: The fundamental facilities and systems serving a country, city, or area, as transportation and communication systems, power plants, and Schools and GP surgeries etc. Thus any proposed development should, in its Design and Access statement, ensure that the services and infrastructure requirements of that proposed development is already available as spare capacity before the proposed development can by this definition, be approved. Data should be made available to potential developers:

- School places availability lists (each level, Primary, Junior, Senior)
- GP Practices availability lists
- Health Services usage rate as % of population
- Usage rate for A&E services as % of population rate
- Usage of public transport as a % of population rate
- Road capacity – number of additional vehicles – congestion periods
- Water Supply capacity
- Electricity supply capacity
- Gas supply capacity
- Sewage provision
- Major road capacity

New development, including backland development, should only be permitted if the impact on infrastructure has been assessed as part of the Design and Access Statement. Data on infrastructure should be made available to developers.

No change

The Infrastructure Delivery Plan for the borough sets out the infrastructure requirements to serve the area. This document is an evidence base to the Croydon Local Plan. Where there is a proposal for development and an identified deficit of service provision within the area, an infrastructure levy is required to be paid to contribute towards delivery of infrastructure upon the grant of planning permission to ensure that the development does not put undue pressure on the existing infrastructure. In other instances a grant of planning permission can be subject to a section 106 contribution.

2764/15/001/4.023/O

Mr Derek Ritson

Monks Orchard Residents Associa

Object

4.023

Paragraph 4.23 is an inadequate definition. The presumption is against back garden or garden development. This policy statement assumes it is acceptable for 'Back Garden Development' as it is providing parameters by which it would be considered as acceptable. The proposed definition allows inconsistency between requirement for distance between facing windows and a requirement for adequate amenity space for the new development. Also other aspects of overlooking and privacy with adjacent properties should be specified. The policy as stated in para 4.23 could allow either no amenity space at the rear/front garden of the new dwelling (whichever way the new dwelling is actually facing). If the proposed new dwelling is at the bottom of the host rear garden and the distance between facing windows (host to new) were at a minimum of 18m (minimum requirement between facing windows) and the space between the existing dwelling and the subdivided new boundary was 10m (as specified in 4.23) then this would allow the amenity space for the new structure to be only 8m deep- not acceptable! The amenity space between the rear of the new dwelling to the rear boundary could be zero if the existing dwelling, backing onto the property, had facing windows of greater than 18m from those windows in an adjacent dwelling at the rear of the new dwelling. This could mean that, whichever way the new structure is facing, it could have zero amenity space at either the front or rear depending upon its configuration. The proposed policy is detrimental to the amenity of future generations to meet their amenity requirements based upon the design of the host dwellings and the character of the area. The proposed policy would have detrimental implications to the character of an area by reason of overdevelopment compared to the surrounding properties. The proposed policies, if adopted, would allow precedents to be set in a location which once one back garden development were to be allowed, would allow other back garden developments within the area to be built upon, resulting in a gradual degradation of the localities amenity and character. This was the reason why the instruction to chief planners in 2010 was to stop garden grabbing. Allows gradual overcrowding, increased housing and residential density of an area. Planning Officers and the Planning Committee have ignored similar

The policy should set more detailed requirements for the minimum amenity areas for both the host and new dwellings. The minimum distance from facing windows should be at least 21m so that each amenity space is allowed an equal 10.5m equivalent amenity length, irrespective of the width of the plots.

Change

Policy DM2 has been changed as follows:  
The Council will only permit new dwellings or other development within the curtilage or garden of an existing dwelling or the redevelopment of existing dwellings and their curtilage or gardens where:  
a) It is in keeping with and subservient to the original dwelling and the surrounding character of the area; and  
b) A minimum length of 10m and no less than ½ of the existing garden area is retained after the subdivision of the garden of the original dwelling; and  
c) There would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook

All development proposals are considered against all relevant policies of the Local Plan (which include policy DM10: Design and Character).  
Furthermore, the reasoned justification for the policy makes clear that there is no longer a presumption against back garden development. Rather, the London Plan states that borough's may introduce a presumption against development on back gardens where this can be locally justified.

reasons for preventing back- garden development in the past so how would these new proposals make any difference. It would in fact allow more back-garden developments- is that the objective? If so it is unnecessary as Croydon does not need back garden developments to meet their housing targets! If the presumption is against Back Garden Development, any reasoning for invalidating or circumventing this presumption requires specific definitions. The requirement should define the minimum amenity area in hectares to be provided for host and new dwellings- possibly based upon an allocation for the number of occupants for the host dwelling (i.e habitable rooms). It should also include the allowable residential density (hr/ha) and housing unit density (u/ha) requirements for any back garden development with respect to the curtilage of the original host dwelling area in relation to the area (ha) of the host dwelling and the new curtilages. These should be based on the residential and housing densities of surrounding properties. i.e. the area defined by all adjacent abutting properties summation of curtilages and the number of dwellings to give a housing density figure for the area in (u/ha). The minimum distance from facing windows should be at least 21m so that each amenity space is allowed an equal 10.5m equivalent amenity length, irrespective of the width of the plots. Checks should be made with the London Plan density matrix in relation to 'settings' and 'PTAL' for any back garden development proposal to ensure the proposed development, including the host dwelling still meets the residential and housing density requirements for its respective locality. Separate Access arrangements and requirements appropriate to a new development proposal; define the minimum access arrangement requirements. Car parking access and turning head arrangements such that it is possible to enter and exit in forward gear. If space is not provided for car parking (off road) then the development should not be allowed. If the definitions are not specified in sufficient detail, the planning officers and planning committee members can, and do, make subjective judgements which can allow inappropriate developments to be approved and appropriate developments to be refused.

2764/04/001/4.026/O	Mr Derek Ritson <i>Monks Orchard Residents Associa</i>	Object	4.026	Parts of the paragraph should be emphasised within the policy including 'part of wildlife corridors or adjoin local open space in the borough and provide valuable habitats. By developing on garden land this must result in loss of valuable habitats and therefore this statement supports the presumption against development on garden land.	The policy should be amended to protect valuable habitats and support the presumptions against development on garden land.	No change	Within the Plan there is a specific policy that refers to biodiversity (DM25). The Plan should be read as a whole, and in the determination of a planning application, all relevant policies must be applied.
2764/17/001/4.027/O	Mr Derek Ritson <i>Monks Orchard Residents Associa</i>	Object	4.027	There is already a presumption against development on garden land so what criteria will the council require in order to request the provision of an ecology report? What evidence would be required to convince the LPA of the need for an ecology report to be provided and why only "within the curtilage of a dwelling?". Criteria needs to be specified when an ecology report would be required.	The policy should set out the requirement for when an ecology report is required.	No change	DM25 relates to biodiversity and has been amended to make clear where the Council will require an ecological assessment.
2766/01/006/4.027/C	B Wilson <i>W.R. Newland and Sons Ltd</i>	Comment	4.027	Independent verification of ecological assessments should not be required if they are prepared by a suitably qualified person or company. An applicant should also not have to pay for this. The NPPF is clear that applicants should not be overburdened by the requirements of planning policy or obligations.		No change	In order to adequately assess any ecological assessment carried out by consultants on behalf of the applicant, the Council will have the assessment verified independently. This is an added expense on the Council that is not covered by the planning fee.

2764/05/001/4.028/O

Mr Derek Ritson

Monks Orchard Residents Associa

Object

4.028

The presumption is against garden development! However, in the event of an application for garden development, this criterion is NOT specific enough. (and neither are the National Technical Housing Standards). The curtilage area in hectares or sq.m. and the footprint in sq.m. of the host dwelling should always be provided. Also for any back-garden development, the area in hectares or sq.m. of the partitioned new curtilage; the footprint in sq.m of the proposed new development and the proposed number of habitable rooms should all be provided for any new dwelling for any Back-Garden Planning Application, so as to allow calculation of Housing and Residential Densities of the proposed development. These parameters are required in order to determine that the combined Densities are within the limits specified in the London Plan Density Matrix or comparable to the residential (hr/ha) and housing densities (u/ha) of the character of the area. If not specified, the policy is subjective and planning officers or planning committee members would not have adequate information to make a judgement on a proposed development which could be upheld on appeal. "Any proposed back-land or back garden development should not exceed the 'residential' or 'housing' densities as defined in the London Plan Design Guide Density Matrix" or the residential and housing densities of the surrounding properties as this would by definition compromise the character of an area. Loss of garden land to developments is a significant problem for our local residents and any policy to prevent such back-garden developments should be implemented. The number of objection letters for back garden development proposals to the council is evidence that the local population does not want back garden developments changing the character of the area. The fact that Planning Officers and the Planning Committee Members have allowed a number of rear garden proposed developments attest to the ineffectual policies to support the presumption against Back Garden developments. Further relaxation of these policies will have a significant degradation of the character of the Croydon "Places" and would permanently lose garden amenity space for future generations.

The policy should require applicants to provide the curtilage area and the footprint of the host dwelling with any application. The area of the partitioned new curtilage, the footprint of the proposed development and the proposed number of habitable rooms should all be provided for any new dwellings so that the housing and residential densities of Housing and Residential Densities of the proposed development can be calculated to assess the impact on local character.

Change

Policy DM2 has been changed as follows:  
The Council will only permit new dwellings or other development within the curtilage or garden of an existing dwelling or the redevelopment of existing dwellings and their curtilage or gardens where:  
a) It is in keeping with and subservient to the original dwelling and the surrounding character of the area;  
b) A minimum length of 10m and no less than 1/2 of the existing garden area is retained after the subdivision of the garden of the original dwelling; and  
c) There would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook;

2764/06/001/4.029/O

Mr Derek Ritson

*Monks Orchard Residents Associa*

Object

4.029

The policy is unenforceable. What are the specific definitions of "purpose(s) incidental to the enjoyment of the dwelling house" and the definition of a "Self-Contained Unit"? and; If an application is approved with such conditions i.e. "required for a purpose incidental to the enjoyment of the dwelling house" How can such a condition or requirement subsequently be policed or be enforced? If an 'outbuilding' has all services and facilities necessary for living accommodation and is stated in the application as "incidental to the enjoyment of the 'host' dwelling house" and is subsequently used as "Beds-in-sheds i.e. constant living accommodation" how can that usage be prevented? If an outbuilding is provided with all necessary services to allow constant living accommodation this is surely a new dwelling or an annex! What criteria would be required to define whether an "outbuilding" 'incidental to the enjoyment of the dwelling house' can be used for continuous living accommodation? Could the enforcement team establish whether these criteria are being adopted or whether these criteria are being ignored? Therefore the policy needs to be more specific in its definition and any condition needs to be enforceable.

The policy define what is meant by 'a purpose incidental to the enjoyment of the dwelling house' and what conditions will be used to prevent it becoming a new dwelling or a 'bed in shed'.

No change

This is a comment on the General Permitted Development Order which is produced by national government not Croydon Council.

2764/07/001/4.040/O

Mr Derek Ritson

*Monks Orchard Residents Associa*

Object

4.040

What is the definition of 'ancillary' to the main residence? Oxford English Dictionary Definition of "ancillary" "Providing necessary support to the primary activities or operation of an organization, system, etc." What usage is encompassed by "necessary support to the primary activities or operation" of the host dwelling and what IS therefore allowable and what is NOT allowable? As "ancillary" usage to the main residence is indeterminable, the meaning cannot be enforced or policed whether its use is, or is not compliant to an interpretation of "ancillary". The annex could be used for continued occupation i.e. "beds-in-sheds" and this could be interpreted as use "ancillary to the main residence" and if such a usage was considered inappropriate, the prevention of such usage could NOT be enforced. If the development contained all necessary services for constant living accommodation, it should be considered as a "self-contained" unit and thus NOT be allowed. The VOA considers a "self-contained" unit as attracting Council Tax and thus is considered as a separate dwelling or an annexe. The policy is undeliverable. The policy is inadequately defined and allows many interpretations. Thus we believe the policy is unenforceable, unusable and unworkable.

The term 'ancillary to the main dwelling' should be defined and the policy should ensure that annexes are not used for continued occupation and become a new dwelling.

No change

This is a comment on the General Permitted Development Order which is produced by national government not Croydon Council.

The inevitable conclusion is that older property will become substandard by the poor quality sub division into flats that has escalated in the last 20 years in "Addiscombe". The policy offers little protection against demolition and re-development as blocks of flats. It should be appropriate to the area by mass/height/spacing.

It will be deliverable because of the need for cheap housing close to the East Croydon transport hub. Land owner and developers can be expected to fuel such development with the generous profit margins. Increase of density means decrease in quality of living. The council is stating the obvious, but not providing protection for the residents who will see deterioration in their quality of life. Some residents will see this as an attractive investment plan.

It seems more important to have specific policies to protect areas that have not yet deteriorated but retain unity of architectural and functional character.

It seems inevitable that older housing stock will be redeveloped under this policy. This will compromise the village atmosphere of the ASPRA area of "Addiscombe". It is likely to destroy the atmosphere of the Whitgift Estate. If the character and quality of the Whitgift Estate is to be preserved, it is essential that the restriction in the covenants to one detached house per plot is maintained through the planning process and, further, that subdivisions are not permitted. This does not prevent substantial extensions, in sympathy with the surroundings, such as have occurred and are occurring.

You mention "sustainable communities"? How would you define them? In simple words we need good quality housing, with amenities. This is not how majority perceives their neighbourhood. We are not feeling safe.

Please add to Option 1  
c. Requiring that in any identified community, for all development, consideration must be given for the provision of or enabling the provision of facilities essential to a sustainable community e.g schools, child care provision, health care centres, green spaces, recycling resources

Change

The policy will be amended so that it refers to re-development of residential units rather than just sub-division so it covers the demolition of three bedroom homes and homes less than 130 sqm in size.

0203/01/021/DM1/O	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Object		DM1	At present in Coulsdon there is a lack of housing mix which is biased towards larger property with large gardens, these are too large and expensive for the children of existing residents, young professional people, young families and also for many older people to maintain. A much better mix of smaller apartments and houses with 2 bedrooms with smaller gardens along with family 3 bedroom houses is needed for both the existing older residents to down size and for young people to start on the housing ladder.	A greater number of smaller houses are required in Coulsdon.	No change	The policy sets out a minimum percentage of three bed homes on sites with ten or more dwellings to ensure there is an appropriate mix on larger sites. This policy is also supported by the Croydon Local Plan: Strategic Policies SP2: Homes, which seeks to achieve socially-balanced and inclusive communities, setting a target for 50% of all new homes up to 2036 to have three or more bedrooms. Policy DM1 also seeks to retain smaller units of less than 130m2 to ensure there is no loss of residential units that serve smaller
1610/01/020/DM1/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Effective	DM1	There is a need to control conversions so as not to lose three and four bedroom properties.		No change	Policy DM1 (b) seeks to prevent the loss of homes smaller than 130m2.
1610/02/008/DM1/C	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Comment	Soundness - Effective	DM1	17.Since the proposed housing policy envisages that new affordable and social two bedroom homes should be able to cater for the needs of one/two parents and up to two children, will this not lead to the undesirable situation where children of the opposite sex above a certain age have to share a bedroom, and to limited space making the undertaking of homework difficult thereby hampering children's educational development?  37.Given the current and future policies regarding the mix of bedroom sizes how do the officers propose to monitor the contribution to the achievement of the desired mix, and what measures will need to be taken to ensure that that any mix imbalance is rectified?		No change	The living arrangements of occupants is not something which can be controlled by the planning system. With regards to the second point, each planning application is judged in its own merits and policies of the Croydon Local Plan: Strategic Policies and the Croydon Local Plan: Detailed Policies and Proposals will be applied. Of particular relevance are policies SP2 Homes of the Strategic Policies and DM1 of the Detailed Policies and Proposals. The effectiveness of policies is monitored through the Authority Monitoring Report which is produced by the Council annually.
2128/01/007/DM1/O	Cllr Steve O'Connell AM	Object		DM1	There is a need to control conversions so as not to lose three and four bedroom properties.	There is a need to control conversions so as not to lose three and four bedroom properties.	No change	DM1 will not permit conversions that will result in the loss of three bedroom houses.

2766/01/007/DM1/C

B Wilson

Comment

DM1

*W.R. Newland and Sons Ltd*

It is considered that the policy is too prescriptive in requiring a specific quantity of 3+bedroom accommodation. The constraints to development in certain locations such as the size of a site may restrict the ability for development to meet the objectives of this policy. The policy should allow for some flexibility to ensure that development is not prevented or of a lower quality as a result of the need to include a set percentage of 3 bedroom accommodation.

An alternative option which is not considered is to let the market determine the housing mix in response to demand. This approach would be more flexible allowing developments to take better account of the constraints to a site, such as whether they are in a town centre or a lower density suburban location which family sized accommodation is more achievable.

No change

The market does not produce what is needed, rather it produces what is believed is most marketable, until such time that there is over-provision of a particular tenure/type and would therefore undermine the market in Croydon.

2942/01/001/DM1/O	Dr Anwar Ansair <i>AA Homes and Housing</i>	Object	DM1	<p>The policy sets out a minimum provision of houses with three bedrooms in developments of over 10 dwellings. It also includes a policy (which was also in the 2006 CRUDP) to retain houses of less than 130 sqm and adds houses that were originally built with three bedrooms. This policy takes no account of houses of under 130sqm as built but which have approval to be made larger via planning permissions or prior approval. The requirement to retain existing 3-bedroom houses which could have larger gardens could limit the opportunity to increase housing supply by redevelopment. The policy to provide an overall target of 50% of homes with 3 or more bedrooms exceeds the level which is demonstrated to be required in the GL Hearn Strategic Housing Market Appraisal which is provided as a background paper to the Plan and identifies a need for 40% of homes to be 3+ bedrooms. It is also higher than the projections in the same document derived from the 2015 Further Alterations to the London Plan. If these documents are correctly based upon housing need, then the policy in the Croydon Plan for 50% overall is excessive. The requirement that all sites over 10 units should provide (except in the retail core or OAPF) at least 40% of homes at 3+ bedrooms and up to 70% in some areas is likely to make schemes less viable as the number of units that can be achieved is reduced. Such units also have a higher requirement for garden/amenity space so that the area required to achieve the same number of units is larger. This may also deter developers from creating much-needed housing when this expected at percentage which is more than can be demonstrated as required in the Further Alterations to the London Plan in all areas except the higher PTAL parts of inner areas. The policy requiring 70% of houses in low PTAL parts of the outer areas of the Borough would not be sustainable. Three bedroom houses or larger are more likely to be family houses and are likely to generate a higher requirement to travel by car including to schools. This would add to pressure on local roads. 60% three bedroom houses in the higher PTAL parts of the outer areas is still a very high percentage of family housing in areas which are not well-located for public amenities. This policy contradicts the requirement in the Further Alterations to the London Plan table 3.2 that higher density housing (including that which has more people living in it) should be</p>	<p>The requirement for 3 bedroom homes should be reduced in line with the Strategic Housing Market Assessment and London Plan, particularly in areas of low PTAL.</p>	No change	<p>The policy (read in conjunction with SP2: Homes of the Croydon Local Plan: Strategic Policies) sets out to achieve an appropriate mix of housing in appropriate locations. The 50% figure is a blended figure taken from the GL Hearn work to incorporate the Council's split between affordable or social rent, intermediate low cost shared ownership or starter homes and private market homes.</p>
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located in urban typology areas. The policy to seek retention of three bedroom houses and houses of less than 130sqm (some of which could be in large gardens) is likely to reduce the possibility of increasing the housing stock by building more smaller houses on sites.

0320/01/001/DM1/O	Mr Tarsem Flora <i>Flora Associates</i>	Object	DM1	<p>HOMES- Para 4.2 (p.13) states that " there is a growth of single person households which is driving the requirement for smaller homes. This makes me to question the need for such a large proportion of 3 bed + flats/homes (as in Partial Review document.) As mentioned in our experience there is a lot of demand for studio, one and two bed flats particularly in the affordable provision.</p>	No change	<p>There is an established need for 3 bedroom properties in Croydon as evidenced by the Local Housing Market Assessment and the Strategic Housing Market Assessment 2015.</p>
0203/03/030/DM1 (Table 4.1)/O	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Object	DM1 (Table 4.1)	<p>Type of housing: Work undertaken by Croydon Council show that the demographics of the local population have changed considerably over the last decade. Today there is now a large proportion over the age of 55 and Coulsdon has an older population than most other parts of Croydon.</p> <p>Housing mix: At present in Coulsdon there is a lack of housing mix which is biased towards larger property with large gardens, these are too large and expensive for the children of existing residents, young professional people, young families and also for many older people to maintain. A much better mix of smaller apartments and houses with 2 bedrooms with smaller gardens along with family 3 bedroom houses is needed for both the existing older residents to down size and for young people to start on the housing ladder. There is also a need for more affordable and social homes in the area to rebalance the population better.</p>	No change	<p>The policy sets out a minimum percentage of three bed homes on sites with ten or more dwellings to ensure there is an appropriate mix on larger sites. This policy is also supported by the Croydon Local Plan: Strategic Policies SP2: Homes, which seeks to achieve socially-balanced and inclusive communities, setting a target for 50% of all new homes up to 2036 to have three or more bedrooms. Policy DM1 also seeks to retain smaller units of less than 130m2 to ensure there is no loss of residential units that serve smaller</p>

0203/03/010/DM1 (Table 4.1)/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM1 (Table 4.1)	<p>We note that in the borough as a whole there is a need for more family sized home of 3 or more bedrooms</p> <p>4.2 The need for larger homes for families in Croydon was identified in the Croydon Strategic Housing Market Assessment.</p> <p>However, in a number of areas in the south of the borough such as Coulsdon there are already too many large properties of four and five bedrooms and a lack of smaller two and single bedroom houses and apartments. This is reflected in the number of older large properties that are now being converted into multiple occupancies. There is clearly a need for smaller properties for first time buyers and children of existing families to remain in the area.</p> <p>The area of Coulsdon has a population with higher average age than Croydon as a whole and is in need of smaller accommodation for older people to down size, together with the need to provide more property designed for retired people.</p>	No change	<p>The policy sets out a minimum percentage of three bed homes on sites with ten or more dwellings to ensure there is an appropriate mix on larger sites. This policy is also supported by the Croydon Local Plan: Strategic Policies SP2: Homes, which seeks to achieve socially-balanced and inclusive communities, setting a target for 50% of all new homes up to 2036 to have three or more bedrooms. Policy DM1 also seeks to retain smaller units of less than 130m2 to ensure there is no loss of residential units that serve smaller</p>	
0535/01/003/DM1 (Table 4.1)/O	Mr Peter Morgan	Object	DM1 (Table 4.1)	<p>The footnote states: Public Transport Accessibility Level - a rating of accessibility provided by Transport for London.</p> <p>A site with a lower PTAL than the surrounding sites and adjoining streets shall be considered at the higher PTAL</p>	<p>The respondent objects to this and states - sites should be assessed at the correct PTAL, not at a higher one that may apply to places nearby.</p>	No change	<p>The PTAL ratings are a crude measurement of a site's or area's accessibility to transportation services. Values are calculated using a grid of points at 100m intervals and based on the frequency and reliability of various transport services. It is therefore considered appropriate that in the case of a site falling within a lower PTAL rating, but surrounded or immediately adjacent to a higher PTAL area, that the higher rating is applied.</p>

2691/01/005/DM1 (Table 4.1)/O	Hyde Housing Association	Object	DM1 (Table 4.1)	DM1: Housing Choice for Sustainable Communities: As set out above, Hyde Housing are unsupportive of the proposed borough-wide three bedroom or larger target of 50%. Table 4.1 proposes a minimum of 20% of dwellings to be three bedroom or larger on sites with 10 or more dwellings. This is not considered conducive to delivering the correct housing mix in the appropriate areas. Current policy sets variable targets for dwelling mix across the Opportunity Area, including a 10% target for East Croydon Opportunity Area. We therefore suggest that the same approach is taken forward to the proposed policy, and that it seeks the target of 10% of dwellings delivered as three bedroom or more within the East Croydon Opportunity Area is applied.	No change	The same approach is applied as that within the Croydon Opportunity Area Planning Framework. The only change is with regards to fringe areas where this has been revised to 40% from 45%.	
2843/01/005/DM1 (Table 4.1)/O	Minerva	Object	DM1 (Table 4.1)	20% three bedroom or larger units are proposed in the majority of the Opportunity Area. This includes Mid Croydon where Delancey are in early pre-application discussions with the Council regarding residential development. A requirement for 20% three bedroom units in this location is considered overly restrictive as the actual amount of three bed homes a site is capable of accommodating will vary significantly depending on its nature, location, target market and site specific economics. This proportion of 3 bed units for market housing is not considered appropriate in the Mid-Croydon area and, given their unsuitability, will act as a drag on viability potentially resulting in a lower provision of affordable housing. The OAPF provides for flexibility and a case by case consideration of mix. The Policy should be amended to allow for flexibility and not be a minimum requirement.	The policy should be amended to allow for flexibility in line with the Opportunity Area Planning Framework.	No change	The same approach is applied as that within the Croydon Opportunity Area Planning Framework. The only change is with regards to fringe areas where this has been revised to 40% from 45%.

0057/02/002/DM2/O

Jill Kilsby

Object

DM2

1In regard to DM2, I do not agree that building on greenfield sites such as gardens should take place. It removes green space and means that more areas are at risk of surface flooding

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

0082/02/001/DM2/O

Ms Anne Bridge

*Canning and Clyde Road Resident*

Object

Soundness - DM2  
Effective

More weight needs to be given than in the current wording on the quality of life for people in new and existing homes. The guidelines '18 to 21 metres between directly facing, habitable windows' is too weak and will be easily manipulated by developers who will just position windows slightly off directly facing leaving people still intrusively overlooked. Instead emphasis should be put on overlooking and resulting insufficient quality of life for new and existing residents caused by visual intrusion and potential noise.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

0092/02/008/DM2/O

Riddlesdown Residents Associatio

Object

DM2

Policy DM2 (page 18 CLP2) allows "garden grabs" to become much easier. National policy and London policy classifies gardens as greenfield, and there is an assumption against developing on gardens. New Policy DM2 says that the Council will allow building on gardens if "it will complement the local character and biodiversity is protected". This is totally subjective and so is a much weaker form of protection, and will provide cover for developers to be given planning consent to build on gardens. We oppose making it easier to build on gardens as it will remove green space from our neighbourhood. There should be a presumption against building on gardens.

The policy should offer the presumption against building on gardens.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

0100/02/004/DM2/O

I Djemil

Object

DM2

DM2, option 1 add 'provide a home to someone with a disability or learning difficulties'.

No change

The Croydon Local Plan: Detailed Policies and Proposals will apply alongside the Croydon Local Plan Strategic Policies- Partial Review when adopted. Policy SP2.6 , of the Partial Review on 'Quality and Standards' refers to the Mayor's Housing SPG and National Technical Standards (or equivalent) . These documents contain standards for provision for disabled. In housing. The Croydon Local Plan does not repeat the Mayor's guidance and policies of the London Plan which must also be considered when planning applications are made to Croydon Council. Policy SP2.5 also states in 'Mix of Homes by Size' that the Council will seek to ensure that a choice of homes is available..' and that the Council will work with partners ' to facilitate the provision of specialist supported housing for elderly and vulnerable

0102/05/002/DM2/O

*Joint LPA Receivers*

Object

DM2

Objection to the policy as not the most appropriate for Croydon to meet Strategic Objectives and not deliverable, and not sustainable.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

As the LSHAA for Croydon assumes that garden land will not be developed; therefore no allowance has been made for developing on residential garden land in the London Plan's housing target for Croydon; Therefore, to meet the LSHAA housing requirements for Croydon, there is no need to provide new housing units on any Croydon Garden Land. Why therefore has the policy Option 1 Preferred Policy for back garden development been relaxed from those previously quoted in the UDP and previous versions of the CLP2? Why therefore have 29% of applications in the year to date for garden developments in the MORA area been approved? What is influencing planning officers or the planning committee members to make these approvals against stated policy?? The proposed policy is detrimental to the amenity of future generations to meet their amenity requirements based upon the design of the host dwellings and the character of the area. The proposed policy would have detrimental implications to the character of an area by reason of overdevelopment compared to the surrounding properties. The proposed policies, if adopted, would allow precedents to be set in a location which once one back garden development were to be allowed, would allow other back garden developments within the area to be built upon, resulting in a gradual degradation of the localities amenity and character. This was the reason why the instruction to chief planners in 2010 was to stop garden grabbing. Allows gradual overcrowding, increased housing and residential density of an area. Relaxation of the presumption against developments on garden land will increase the propensity for surface water flooding as there would be less area for vegetation and trees to absorb and dissipate rainwater, especially in areas where surface water retention is already a problem. Any proposed development on garden land would weaken and have an adverse impact on the local character and would also impact on the amenity of neighbouring properties. It would also impact on the linked gardens biodiversity and geological diversity for wildlife habitat. Residential gardens are the lungs of the area and should be preserved for future generations. On average, one tree produces nearly 260 pounds of oxygen each year. Two mature trees can provide enough oxygen for a family of four. So building on garden land can significantly reduce carbon capture and the generation of

Backgardens should be protected as they are not required to meet Croydon's housing targets. Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

oxygen in a locality.

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0112/03/001/DM2/O	Mr Roy Colbran <i>Whitgift Estate Residents Associati</i>	Object	DM2	The wording "complement the local character" is too vague and too capable of different interpretations to give the protection of gardens proposed in the rest of the document. It needs to be made much stronger e.g. "The Council will only permit (new dwellings etc within the curtilage of existing residences or gardens) very exceptionally where they will have no adverse effect whatsoever on the neighbours nor on the character of the neighbourhood."	Change	The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to
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The development of dwellings on gardens has been ongoing in "Addiscombe" and in general has produced property that does not detract from the neighbourhood.

However as the housing stock in "Addiscombe" deteriorates and drops below required energy efficiency standards there will be re-development. This policy does not appear to address the planning regime when multiple large older properties are demolished and higher density development using more of the garden space for dwellings is proposed.

In the north of "Addiscombe" where there is little opportunity to build in back gardens this will work well.

In the south of "Addiscombe" higher density housing will be possible by building on gardens. The wording of the policy does not add any teeth to stop infill and garden development where there is a planning gain by the provision on additional housing (and significant profit for the land owner and developer). It needs to be more specific by street to provide guidance to residents and developers.

It is not at all clear where this policy covers land surrounded by back gardens. Specifically there needs to a presumption against the proposed development behind 1-19 Craven Road.

This policy would also apply to the proposed "intensification" area which will border back gardens in Peabody Close, Shirley Avenue, Valley Walk, Barnfield Avenue, Craigen Avenue and Greencourt Avenue. This should also apply to other such area for which I have not yet seen detailed plans

It should define which areas will not be protected by this policy

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

0120/02/014/DM2/O

Addiscombe Residents Associatio

Object

DM2

The wording needs to make it clear that development will not be permitted on gardens. Decision if something respect biodiversity is open to being subjective.

The policy should prevent development on Change gardens.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

0122/05/013/DM2/O

Mrs Hilary Chelminski  
*Addiscombe & Shirley Park RA*

Object

Soundness - DM2  
Effective

5. Policy DM2 on development on garden land, which is too subjective and therefore too weak. There should be a much stronger presumption against development on garden land;

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w) A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

0153/02/004/DM2/O

Mrs Liz Marsden

Object

DM2

Policy DM2: It should not be made easier to build on gardens. Building on gardens already goes ahead, and sometimes, it is acceptable, but it should not be made easier. Protecting green spaces for our health, mental and physical, is vitally important and it is short-sighted to remove green spaces for more building, without real protection for greenfield space.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

0320/01/005/DM2/O	Mr Tarsem Flora <i>Flora Associates</i>	Object	DM2	<p>How actively will the council resist this? Backland developments in Purley has now far exceeded than expected.</p> <p>May we also suggest that the council should lay down a strategic policy to ensure that developments as built MUST comply with approved plans. We have noticed a number of blatant misuse of planning law by owners and developers, hoping that the council will not enforce compliance!!</p>	Change	<p>The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to</p>
0320/01/004/DM2/S	Mr Tarsem Flora <i>Flora Associates</i>	Support	DM2	<p>Development of Garden Land</p> <p>4.15 states "to set out policies to resist inappropriate development of residential gardens." We agree with option 1.</p>	Welcome support	
0320/01/006/DM2/O	Mr Tarsem Flora <i>Flora Associates</i>	Object	DM2	<p>May we also please request the Council to look into the law which allows recreational style buildings which can occupy upto 50% of the Garden. Also these when built, later gets used as separate homes!!!</p>	No change	<p>The national legislation is outside of the Council's remit. The Council's Enforcement Team will investigate when notified by the public of misuse of outbuildings.</p>

0391/02/005/DM2/C

Mrs Mira Armour  
*HOME Residents Associaton*

Comment

DM2

DM1 Garden development - (policy number in the letter is incorrect)  
More weight needs to be given than in the current wording on the quality of life for people in new and existing homes.

The guidelines '18 to 21 metres between directly facing, habitable windows' is too weak and will be easily manipulated by developers who will just position windows slightly off directly facing leaving people still intrusively overlooked. Overlooking resulting in reduced quality of life for new and existing residents caused by visual intrusion and potential noise should not be permitted

More weight needs to be given than in the current wording on the quality of life for people in new and existing homes. Change

Garden Development – CHANGE OF WORDING - the wording needs to make it clear that development will not be permitted on gardens. Decision if something respect biodiversity is open to being subjective.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

0391/01/005/DM2/C

Mrs Mira Armour  
*HOME Residents Associaton*

Comment

DM2

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Garden Development – CHANGE OF WORDING - the wording needs to make it clear that development will not be permitted on gardens. Decision if something respect biodiversity is open to being subjective.

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0407/01/001/DM2/O

A Douthwaite

Object

Soundness - DM2  
Effective

I am joining our MP, Gavin Barwell, in objecting to the weakness of Policy DM2 on the development on garden land, with particular reference to Addiscombe, contained in the Croydon Local Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

0431/01/004/DM2/O

Mr S Williams

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

0790/01/036/DM2/C

Mr Mathew Frith  
*London Wildlife Trust*

Comment      Soundness - DM2  
Effective

Whilst we support this, the policy should emphasise a general presumption against development on garden land. In addition to their benefits listed garden greenspaces play a part in contributing to climate change adaptation by regulating the urban heat island effect and ameliorating surface water run-off (including flash- flooding), which should be acknowledged.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1574/02/004/DM2/O	Mr Gordon Thompson <i>Mid Croydon Conservation Area A</i>	Object	DM2	<p>DM2 Garden development  This is considered to be a potential threat to our open spaces (although we ought to be protected under heritage-provisions), because it amounts to a licence to build in gardens (under certain conditions). Building houses in back gardens/open areas (or blocks of flats/occupied extensions on, or into, them) might well be very desirable (financially) for landowners/developers, and it would (of course) also allow the Council to tick the "deliver more homes"-box, but it might also cause overlooking or be otherwise deleterious to the enjoyment of adjoining properties.</p>	Change	<p>The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to</p>
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1610/02/009/DM2/O

Mr Sean Creighton

*Norbury Residents Association Joi*

Object

Soundness - DM2  
Justified

18. Given that AECOM 1 (p.4) indicates that in relation to Policy SP2 different bases for housing density could have negative effects in relation to housing, transport, biodiversity, flora and fauna, drainage, flooding and water quality and air quality, why are lower densities not being proposed?

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w) A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

Development on garden land. The proposal is very weak and is in breach of the London's Strategic Housing Land Availability Assessment, which forms the basis of London Plan housing targets and assumes that garden land will not be developed. However, the draft Croydon Local Plan says:

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

a) it will complement the local character; and

b) biodiversity is protected" (page 18, Croydon Local Plan Detailed Policies & Proposals).

I find it hard to understand how the biodiversity can be protected when you are taking away the gardens.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1727/01/005/DM2/O

Anthony Barber

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1755/01/005/DM2/O

Ann Kellaway

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4.Policy DM2: Development on Garden Land:

as the policy is too weak, too subjective and does not comply with the London Plan. London's Strategic Housing Land Availability Assessment, which forms the basis of London Plan housing targets, assumes that garden land will not be developed. However, the draft Croydon Local Plan says:

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

a) it will complement the local character; and b) biodiversity is protected

b) biodiversity is protected" (page 18, Croydon Local Plan Detailed Policies & Proposals).

We object to Policy DM2 as drafted.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

Policy DM2 (p18) – the council will allow building on gardens if “it will complement the local character and biodiversity is protected”. I disagree and totally object to this policy. It’s bad enough that builders are pulling down older houses and replacing them with multiple occupancy flats. I had lived in Purley all my life and I’ve seen the changes to Pamisford Road in particular, which used to have single dwelling houses and one by one these houses have been demolished and replaced with flats. Croydon can’t cope as it is with all the new flats being built. Doctors surgeries are full to breaking point with long waiting times and having to wait weeks for an appointment. It’s a struggle to find good quality local schools as the demand is so high for places. The local infrastructure can’t cope either with long traffic queues and grid lock when there are accidents. Allowing gardens to be built on will ruin the area even more. There is a lack of green spaces as it is and to allow this will just mean that green spaces are even less protected. The developments that have already gone up have already taken up garden spaces to build flats and the whole area is changing for the worse.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

I totally disagree to the following planning applications which would spoil the character of our local environment and threaten our green belt. I choose to live in an area that is peaceful and quiet and resent the changes that are being forced upon me. In the spirit of true democracy I wish to make clear my objection to the following developments -  
Policy DM2 (p18); Policy DM40.1 (p166);  
Policy 40.4, Table 11.3, Site 30 (p168) ; Policy 40.4, Table 11.3, Site 61 (p168). ; Policy DM41.3, Table 11.14, site 306 (p171); Policy DM44.2, Table 11.17, site 661 (p179). ; Policy DM44.2, Table 11.17, site 662 (p179); Policy DM28 (p115-116); Policy DM35, Table 11.8, Site 945 (p146); and Policy DM31.4 (p126)

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1798/01/001/DM2/O

Bernard Nelligan

Object

DM2

I understand the draft local plan is out for consultation and feedback is requested. Regarding the consultation my comments are as follows:

Policy DM2: it is wholly wrong to remove protection for gardens (which are Greenfield) and make it easier for exploitation by developers and destruction of the local environment. There should always be a presumption against developing of gardens.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1800/01/001/DM2/C

Carly Litchfield

DM2

Objection to the policy, but no justification for the objection.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1821/01/005/DM2/C

Hina Shavdia

Soundness - DM2  
Justified

Object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1827/01/011/DM2/O

Jane & Paul Riley

Object

Soundness - DM2  
Effective

The first of the two tests in the policy is highly subjective and therefore very weak.

Will be calling for Policy DM2 to include a much stronger presumption against development on garden land. Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1829/01/001/DM2/O

Christine Cafferkey

Object

Soundness - DM2  
Justified

Policy DM2 (p18) allows garden  
grabs to become much easier.  
National policy and London policy  
classifies gardens as greenfield, and  
there is an assumption against  
developing on gardens. But new  
Policy DM2 says that the council will  
allow building on gardens if it will  
complement the local character and  
biodiversity is protected. This is  
totally subjective and so is a much  
weaker form of protection, and will  
provide cover for developers to be  
given planning consent to build on  
gardens. I oppose making it easier to  
build on gardens as it will remove  
green space from our neighbourhood.

There should be a presumption against  
building on gardens.

Change

The policy complies with the  
provisions of the NPPF and  
the London Plan. The  
Council has not chosen to  
introduce a presumption  
against development on  
back gardens as it is not  
considered that restricting  
this type of development is  
justified or could be robustly  
evidenced. The wording of  
the policy has been  
amended to further detail the  
criteria for this type of  
development. Garden  
development will only be  
permitted where it is in  
keeping with and  
subservient to the original  
dwelling and the surrounding  
character; wb)A minimum  
length of 10m and no less  
than 1/2 or 200sqm  
(whichever is the smaller) of  
the existing garden area is  
retained for the host  
property, after the  
subdivision of the garden;  
and where there would not  
be a detrimental impact on  
existing and future  
occupants in terms of  
overlooking and outlook. The  
policy does not explicitly  
refer to biodiversity, flooding  
and other issues such as  
amenity. The Plan should be  
read as a whole and policies  
with respect to these issues  
will be applied as relevant to

1835/01/011/DM2/O

Peter Docherty

Object

Soundness - DM2  
Justified

Any weakening of policy on garden land would greatly affect Shirley as it is an area primarily of two storey family houses, many with large gardens. Although in some circumstances and where it would not affect surrounding properties it might be appropriate, to unleash developers on back gardens would be a catastrophe. Gardens are the lungs of the city and Shirley has suffered more than most.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1843/01/001/DM2/O

Mrs A L Winkley

Object

DM2

As a resident of Croydon Borough for the last 78 years I wish to object to the following as laid out in the local plan as they will totally change the character of the area and no green field sites will be left to enhance the area. Would it not be possible to build on brown field sites in order to retain some of the interesting and pleasant areas in this particular part of Surrey which is already partially spoilt by the heavy traffic which passes through.

I object to are DM2, Perhaps you would look again at the Local Plan and reconsider.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1853/01/001/DM2/O

Brian Matthews

Object

DM2

Policy DM2 (p18) allows "garden grabs" to become much easier. National policy and London policy classifies gardens as greenfield, and there is an assumption against developing on gardens. Policy DM2 says that the council will allow building on gardens if "it will complement the local character and biodiversity is protected". This is totally subjective and so is a much weaker form of protection, and will provide cover for developers to be given planning consent to build on gardens. I oppose making it easier to build on gardens as it will remove green space from our neighbourhood. There should be a presumption against building on gardens.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1854/01/001/DM2/O

C Myring

Object

DM2

This policy and the loss of gardens are a concern

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

Policy DM2 (p18):  
I object to the woolly wording of this policy. It adds totally subjective language and will allow 'garden grab' development to be much easier, to the detriment of the borough's character, biodiversity and environment.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1858/01/005/DM2/O

Catherine Pleasance

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan;

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

Proposed Policy DM2 Development on Garden Land.  
The criteria for permitting new dwellings or other development within the curtilage of gardens of an existing dwelling are too weak and do not meet the NPPF instructions to Local Planning Authorities. The National Planning Policy Framework Para 48 and 53, and the London Plan require Local Planning Authorities to define policies to "resist developments" on garden land. The relaxation of the criteria in Policy DM2 is contrary to this guidance and directions from the NPPF.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

The criteria for permitting new dwellings or other development within the curtilage of gardens of an existing dwelling are too weak and do not meet the NPPF instructions to Local Planning Authorities.

The NPPF states at para 48 the Local Planning Authorities should set out policies to 'resist' inappropriate development on garden land – the proposed policies gives guidance which needs to be considered for the 'approval' of development on garden land. The first criteria, states "It would complement the local character" is highly subjective and unquantifiable.

The second criteria, "where biodiversity is protected" is also too vague and indeterminable to make any informed judgement.

I object to these criteria being used in the determination of acceptable development on garden land, as they undermine the presumption against development on garden land and therefore we ask for stronger positive criteria "to resist" development on garden land to be defined.

The National Planning Policy Framework Para 48 and 53, and the London Plan require Local Planning Authorities to define policies to "resist developments" on garden land. The relaxation of the criteria in Policy DM2 is contrary to this guidance and directions from the NPPF.

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.

2. The preferred approach is deliverable, but not acceptable.

3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations.

4. Policy DM2 para 4.19 states London's Strategic Housing Land Availability

Assessment, which forms the basis of London Plan housing targets for Croydon,

assumes that garden land will not be developed. Therefore it is unnecessary to build

on garden land to meet Croydon's housing targets.

5. I recommend that consultation documents of such importance are given much wider publicity.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1883/02/008/DM2/O

David Hurst

Object

DM2

Policy DM2 on development on garden land, which is too subjective and therefore too weak. There should be a much stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

Allowing development in existing gardens

Policy DM2 goes against the National policy and London policy that classifies gardens as green field, and the existing assumption against developing on gardens. But new Policy DM2 says that the council will allow building on gardens if "it will complement the local character and biodiversity is protected". This can be very subjective and I fear it will be a much weaker form of protection, and will enable developers to be given planning consent to build on gardens. I oppose making it easier to build on gardens as it will remove green space from our neighbourhood. There should be a presumption against building on gardens.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1887/01/001/DM2/O

David Osland

Object

DM2

Policy DM2 (p18) allows "garden grabs" to become much easier. National policy and London policy classifies gardens as greenfield, and there is an assumption against developing on gardens. Particularly important when the open front gardens are a feature of much of our housing. But new Policy DM2 says that the council will allow building on gardens if "it will complement the local character and biodiversity is protected". This is totally subjective and so is a much weaker form of protection, and will provide cover for developers to be given planning consent to build on gardens. I oppose making it easier to build on gardens as it will remove green space from our neighbourhood. There should be a presumption against building on gardens.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1893/01/001/DM2/O

Derek Jones

Object

DM2

I object to the proposals to build on green belt land and to make building on large gardens easier

It seems that the Labour council is only targeting the Tory areas of the borough as they know that is where they will never get in and I find this reprehensible. Whichever party is in power should speak for all the residents of the borough not just their own supporters.

They keep on about how hard up the council is but I understand that they have many thousands of pounds invested. If that money is for a 'rainy day' then I would have thought in times of austerity that would be a good time to cash in some of the savings and rescue some of the facilities that are under pressure

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1894/01/001/DM2/O	Mr & Mrs Derek & Sue Reeves	Object	DM2	<p>We would make the following objections to the proposed Draft Local Plan which is a poorly disguised attack on the southern part of the Borough</p> <p>Policy DM2 Page 18</p>	Change	<p>The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to</p>
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1896/01/005/DM2/O

Divya Kumar

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1900/01/001/DM2/O

Dr S Mohiud-din

Object

DM2

Garden Grabbing

Change

Policy DM2 (p18) allows "garden grabs" to become much easier. National policy and London policy classifies gardens as greenfield, and there is an assumption against developing on gardens. But new Policy DM2 says that the council will allow building on gardens if "it will complement the local character and biodiversity is protected". This is totally subjective and so is a much weaker form of protection, and will provide cover for developers to be given planning consent to build on gardens. I oppose making it easier to build on gardens as it will remove green space from our neighbourhood. There should be a presumption against building on gardens.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

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1915/01/004/DM2/O

Andrew Hilton

Object

DM2

Policy DM2 proposes allowing 'garden grabs' to become easier for building whereas National policy and London policy designates gardens as greenfield. These proposals seem a much weaker protection therefore I oppose these as it will making building on gardens easier which will reduce areas of green space in the area.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1916/01/001/DM2/O

Andrew Hird

Object

DM2

Policy DM2 (p18) allows "garden grabs" to become much easier. National policy and London policy classifies gardens as greenfield, and there is an assumption against developing on gardens. But new Policy DM2 says that the council will allow building on gardens if "it will complement the local character and biodiversity is protected". This is totally subjective and so is a much weaker form of protection, and will provide cover for developers to be given planning consent to build on gardens. I do not agree with building on gardens as it will remove green space from our neighbourhood.

There should be a presumption against building on gardens.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1918/01/011/DM2/O

Mr Gareth Champion

Object

Soundness - DM2  
Effective

The first of the two tests in the policy is highly subjective and therefore very weak.

Will be calling for Policy DM2 to include a much stronger presumption against development on garden land. Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1926/01/007/DM2/O	Councillor Luke Clancy	Object	DM2	<p>Policy DM2 allows garden grabs to become much easier. Both national policy and London policy classifies gardens as greenfield, and there is an assumption against developing on gardens, but new Policy DM2 says that the council will allow building on gardens if it will complement the local character and biodiversity is protected. This is subjective and so is a much weaker form of protection, and will provide cover for developers to be given planning consent to build on gardens.</p>	<p>There should be a presumption against building on gardens.</p>	Change	<p>The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to</p>
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1926/02/004/DM2/O

Councillor Luke Clancy

Object

Soundness - DM2  
Effective

I object to Policy DM2: Development on Garden Land, as the policy is subjective and does not comply with the London Plan. Both national policy and London policy classify gardens as greenfield. There should be a presumption against developing on gardens.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1926/01/019/DM2/O

Councillor Luke Clancy

Object

Soundness - DM2  
Effective

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan. Both national policy and London policy classify gardens as greenfield. There should be a presumption against developing on gardens. This policy is of particular concern when read in the context of the commentary at 11.11 and the table at 11.4.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1944/01/005/DM2/O

Mr Mark Barrows

Object

DM2

Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan; also it has recently been discovered that the best support of biodiversity is in garden land, given the increasing tendency for farming land to clear hedgerows, etc.;

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1951/01/001/DM2/C

Councillor Steve Hollands

Comment

DM2

Policy DM2 (p18) This proposed change is too subjective and very weak and will not protect residents from developers developing neighbouring gardens. It is not sufficient to state the council will allow building on gardens if "it will complement the local character and biodiversity is protected". Who is to decide and how transparent will the grounds for approval be.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1982/10/004/DM2/O

E McNally

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1989/01/005/DM2/O

S R Samuel

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1990/01/005/DM2/O

Douglas & Linda Oram

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

1993/01/009/DM2/O

Graham & Kate Marsden

Object

DM2

Objection as garden space is one of the defining features of Shirley. The policy is subjective and weak. DM2 should include a much stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2005/01/005/DM2/O

J. M Lewis

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2011/01/004/DM2/O

Mrs Jeanne F. Wells

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2015/01/005/DM2/O

Mrs Jane M. Smith

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2027/01/004/DM2/O

Mr John Webster

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2056/01/007/DM2/O	Councillor Dudley Mead <i>London Borough of Croydon</i>	Object	DM2	I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan. Both national policy and London policy classify gardens as greenfield. There should be a presumption against developing on gardens. This policy is of particular concern when read in the context of the commentary at 11.11 and the table at 11.4.	Change	The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to
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2062/01/019/DM2/O

Councillor Jason Perry  
*London Borough of Croydon*

Object

Soundness - DM2  
Effective

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan. Both national policy and London policy classify gardens as greenfield. There should be a presumption against developing on gardens. This policy is of particular concern when read in the context of the commentary at 11.11 and the table at 11.4.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2071/01/019/DM2/O

Councillor Mario Creatura  
*London Borough of Croydon*

Object

Soundness - DM2  
Effective

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan. Both national policy and London policy classify gardens as greenfield. There should be a presumption against developing on gardens. This policy is of particular concern when read in the context of the commentary at 11.11 and the table at 11.4.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2077/02/002/DM2/O

Mr David Page

*Mid Croydon Conservation Area A*

Object

DM2

If the London Plan assumes garden land will not be developed Croydon's Plan should start on that basis and only allow development if the developer can show it will enhance the area. The Panel is extremely concerned that the character of a conservation area can be totally changed by such development.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2078/01/005/DM2/O

Mr Nivaj Sawant

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2083/01/018/DM2/O

Mr Stewart Murray  
Greater London Authority

Object

DM2

The Mayor raises concern that a change in character could result across Croydon due to the borough's proposed back gardens policy. The proposed documents provide limited guidance on how this will be implemented.

Further guidance should be provided on how this policy is implemented.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2083/01/005/DM2/O

Mr Stewart Murray  
Greater London Authority

Object

DM2

Paragraph 48 of the NPPF specifically states that residential garden land should not be included as windfall sites in a borough's five year housing supply. Paragraph 53 of the NPPF states that planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where it would cause harm to the local area. Whilst Croydon has carried out a borough-wide and local area character studies, no assessment has been made of how many homes this could potentially deliver. In this regard, the Mayor agrees with paragraph 4.21 where it states the need to deliver 31,760 homes does not outweigh the need to respect local character and amenity and to protect biodiversity. In addition to the two criteria set out, the borough is advised to take account of other criteria which should inform the release of garden land as indicated in the Mayor's Housing SPG such as its roles in addressing potential flood risk, protecting London's trees, mitigating the effects of climate change and providing safe, secure and sustainable environments and play spaces.

The policy should take account of the criteria in the Mayor's Housing SPG when deciding whether to release garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2092/01/002/DM2/O

Pamela Kennard

Object

DM2

I am writing to register my disappointment and objection to your having rejected our proposal for LHA/LASC status for Oakwood Avenue. As you know, this longstanding proposal has the unanimous support of all Residents, local Councillors, MP and Residents Association.

Your stated reason for rejection is that character is already protected by current policies, including particularly those categorising particular areas. This is wrong because the designated area containing Oakwood Avenue also contains adjacent streets which have garden infills, including closes. Oakwood Avenue is the only remaining road in this part of Purley to consist entirely of substantial detached houses on large plots with no such infills. This broad designation therefore provides no protection against such infills, a matter now of increased concern in the light of the proposed weakening of garden development policy under DM2- to which I also object.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w) A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2093/01/001/DM2/O

Loraine Pond

Object

DM2

Policy DM2 - this email is sent to register my objection to Croydon Council building on gardens within local green space areas.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2103/01/005/DM2/O

Miss DC Smith

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2128/02/017/DM2/O

Cllr Steve O'Connell AM

Object

DM2

The policy flies in the face of national and London policy which classifies gardens as green field and discourages developments on gardens. Thus the assertion in DM2 that building on gardens will be permitted by the Council if "it will complement the local character and biodiversity is protected" is a further cause for concern as there is the potential for green space to be removed from Croydon. The policy is too weak, too subjective and does not comply with the London Plan.

Gardens should be protected from development.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2128/03/028/DM2/O

Cllr Steve O'Connell AM

Object

DM2

I object to the loss of Local Area of Special Character protection for Cheston Avenue, St. Helen's Road, St. Paul's Road, West Hill, Dornton Road, Ecclesbourne Road, Epsom Road, Chalfont Road, 15-55 Stanhope Road, Campden Road, Spencer Road, Hartley Farm area and Huntly Road and Sangly Road. None of these roads are safe if the proposed policy DM2 is approved.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2131/01/009/DM2/O

Ronald H. Street

Object

DM2

I object to policy DM2 on development on garden land as too weak

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2141/01/005/DM2/O

P Graham

Object

DM2

Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan; also it has recently been discovered that the best support of biodiversity is in garden land, given the increasing tendency for farming land to clear hedgerows, etc.;

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2144/01/005/DM2/O

P Busby

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2147/01/012/DM2/O

Patrick Thomas

Object

DM2

I am writing to record my objection to DM2 on the development of garden land. It is too weak.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2150/01/005/DM2/O

R. V. Lewis

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2151/01/003/DM2/S

Mr Rod Davies

*East Croydon Community Organisations*

Support

DM2

ECCO supports limitations on garden developments in order to preserve the green environment and provide sources of food for wildlife, essential for pollination and a balanced environment.  
However ECCO notes that were a policy to be adopted to oppose garden developments, it would further reduce the space available for housing and add even further to the densely developed and inhabited centre.

The requirement to protect biodiversity should not limit garden development as it will reduce the space available for housing.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2152/01/005/DM2/O

David Moulton

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2164/02/004/DM2/O

Mr John Mills

Object

DM2

Also the plan to build in the back gardens I have personally had to fight to keep our gardens safe. Our sewage and water is we are told is up to the limit I can only see problems for us all. This is a town we are proud of so back off and don't destroy it.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2175/01/001/DM2/O

Mrs Veronica Prigg

Object

DM2

Sir, I wish to object to many proposals in this plan.

Change

1. Policy DM2 ,Garden grabbing. This leads to loss of green space, spoils the character of the neighbourhood, disturbs local wildlife and causes great nuisance to neighbours.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2178/01/004/DM2/O

Anne Barnes

Object

DM2

I am writing to object to the following:  
3 Policy DM2 on development on  
garden land, which is too weak

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

I strongly object to the following policies:-  
Garden Grabbing Policy DM2 p18

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2301/01/008/DM2/O

Breda Mohan

Object

DM2

Policy DM2 on development on garden land, which is too weak.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2302/01/009/DM2/O

Brenda Stratford

Object

DM2

I object to DM2

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2304/01/005/DM2/O

Mandy Lambert

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2326/02/005/DM2/O

Mrs Mollie Dagnell

Object

DM2

Object to policy DM2 as too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w) A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2334/01/005/DM2/O

Mr Noel Vas

Object

Soundness - DM2  
Effective

Where the policy aims to permit development on garden land, if the development complements the local character and does not harm the biodiversity, I refer you to my point about services, as well as local amenities and parking facilities.

Rather than permit valuable garden areas to be developed for housing, I believe that derelict buildings, brownfield sites and under used garages must be used as the first option.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2357/01/004/DM2/O

Mr & Mrs A.M. & K.M. Bean

Object

DM2

I am writing to strongly object to:  
3. Policy DM2 on development on garden land, which is too weak.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w) A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2364/01/001/DM2/O

Alison Crane

Object

Soundness - DM2  
Effective

This will make it easier for developers to build on gardens and will reduce green space in the area. Whilst some developments build on gardens in an un-intrusive way, this new policy could open the area up to too much garden development. I would not be in favour of relaxing the rules to make it easier to build in gardens.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

DM2:Garden Grabbing. In my view this should only be allowed in exceptional circumstances as, contrary to what you suggest, it rarely complements the local character of an area or enhances biodiversity.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2371/01/008/DM2/O

Christopher Palmer

Object

DM2

Policy DM2 on development on garden land, which is too weak and people that have purchased houses with gardens have done so for a reason and do not wish to have other homes in such close proximity to them.

I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2429/02/005/DM2/O

Mr & Mrs E Abdul-Nabi

Object

Soundness - DM2  
Effective

The policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2448/01/019/DM2/O

Andy Stranack  
Croydon Council

Object

Soundness - DM2  
Effective

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan. Both national policy and London policy classify gardens as greenfield. There should be a presumption against developing on gardens. This policy is of particular concern when read in the context of the commentary at 11.11 and the table at 11.4.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2448/01/002/DM2/O

Andy Stranack  
Croydon Council

Object

Soundness - DM2  
Effective

Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2450/02/013/DM2/O

Mr & Mrs Jeffrey

Object

DM2

The first of these two tests in particular is highly subjective and therefore very weak. I will be calling for Policy DM2 to include a much stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2493/02/005/DM2/O

Ben Plummer

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2540/01/009/DM2/O

Mrs Sandra Cooper

Object

Soundness - DM2  
Justified

I object to this policy.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2541/01/008/DM2/O

Ms Susanne Million

Object

DM2

Policy DM2 on development on garden land, which is too subjective and therefore too weak.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2542/02/004/DM2/O

N Johnceline

Object

DM2

I also object to Policy DM2:  
Development on Garden Land, as the  
policy is too weak, too subjective and  
does not comply with the London Plan

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2544/01/008/DM2/O

Sara Palmer

Object

DM2

Policy DM2 on development on garden land, which is too weak and people that have purchased houses with gardens have done so for a reason and do not wish to have other homes in such close proximity to them.

I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2552/01/005/DM2/O

Ms Cliona Moore

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2556/01/005/DM2/O

Miss F Matthews

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2564/01/012/DM2/O

Mrs Shirley M Kell

Object

DM2

Front and rear gardens of many properties in Shirley have always been an attractive feature of this area, and I strongly disagree with any proposed developments on garden land. I live in a quiet cul-de-sac where, for some time, a garden development has been ongoing. Described as a 'shed', the garden in which this building is being constructed belongs to two houses which are currently let. The access and frontage is on to our road, and not that of the property in question! The present owner has ignored the details of the planning consent. This situation could easily be replicated throughout our neighbourhood and would inevitably change the very nature of this peaceful area.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w) A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2566/01/008/DM2/O

Mrs S White

Object

DM2

Policy DM2 on development on garden land, which is too weak.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2586/01/006/DM2/O

Anna Bannon

Object

DM2

Policy DM2 is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2590/01/005/DM2/O

Mr & Mrs Wilkinson

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

DM 2  
DM 40  
DM 40.4  
DM 41.3  
DM 44.2,  
DM 28  
DM 3  
DM 31.4

Local shopping parades are empty  
due to draconian parking charges  
Whitgift and Centrale are empty  
Office Blocks empty

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2599/01/010/DM2/O

Helen Armstrong

Object

DM2

Re Policy DM2 -Shirley Shopping Parade/Library/surrounding roads. Any development should be sympathetic to the existing area. Medium to high rise developments would intrinsically change a well established residential area. As above, the impact on local transport would be unacceptable. Devonshire Way and Hartland Way are already used as a means to avoid Wickham Road and residents are often severely compromised, unable to leave their own driveways at peak times because of the heavy flow of traffic. This would impact way beyond the local area, causing further congestion at the Shirley Library traffic lights, leading to Elmers End, West Wickham and beyond.

Any development should be sympathetic to the existing area- medium to high density development would have unacceptable impact on the local character and local transport.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2605/01/014/DM2/O

Ian Broyd

Object

DM2

The wording needs to make it clear that development will not be permitted on gardens. Decision if something respect biodiversity is open to being subjective.

The policy should prevent development on Change gardens.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2606/01/001/DM2/O

A&J Mitchell

Object

DM2

We object to Garden grabbing

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2635/01/011/DM2/O

Paul Sandford  
*Bourne Society*

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan. Both national policy and London policy classify gardens as greenfield. There should be a presumption against developing on gardens. This policy is of particular concern when read in the context of the commentary at 11.11 and the table at 11.4.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2642/02/005/DM2/O

Mr John Walsh

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2657/01/020/DM2/O

Rebecca Pullinger  
CPRE London

Object

Soundness - DM2  
Effective

In addition to their contribution to local character and biodiversity, which is acknowledged, private green spaces also play a part in regulating Croydon's temperature and water flows (including helping prevent flooding) and this should also be acknowledged.

This policy should recognise the wide ranging importance of gardens and should emphasise a presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2659/01/005/DM2/O

Mr Paul Quaintance

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2662/01/005/DM2/O

Mr Terrence Pais

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2664/01/005/DM2/O

Ms Alison Lawton

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2675/01/004/DM2/O

Lynn Colthart

Object

Soundness - DM2  
Effective

Policy on development on garden  
land is too weak

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2695/01/006/DM2/C

Cllr Chris Wright  
*London Borough of Croydon*

Comment

DM2

Coulsdon East residents were very vocal in condemning the building of new homes in garden areas and that the policy of preserving the character of areas is so often flouted and wondered why there was no policy to prevent 'garden grabbing'. Policy DM2 was considered too weak and puts areas in Coulsdon East at severe risk of character change. It is also considered that definition of the 'Place' of Kenley and Old Coulsdon was not strong enough in its description and needed to be expanded.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

Proposed Policy DM2 Development on Garden Land.  
The criteria for permitting new dwellings or other development within the curtilage of gardens of an existing dwelling are too weak and do not meet the NPPF instructions to Local Planning Authorities.

The NPPF states at para 46 the Local Planning Authorities should set out policies to 'resist' inappropriate development on garden land — the proposed policies gives guidance by which needs to be considered for 'approval' of development on garden land. The first criteria, where "It would complement the local character?" is highly subjective and unquantifiable. The second criteria, "where biodiversity is protected" is also too vague and indeterminable to make any informed judgement I object to these criteria being used in the determination of acceptable development on garden land, as they undermine the presumption against development on garden land and therefore ask for stronger positive criteria "to resist" development on garden land to be defined.

The National Planning Policy Framework Part 48 and 53, and the London Plan require Local Planning Authorities to define policies to "resist development" on garden land. The relaxation of the criteria in Policy DM2 is contrary to this guidance and directions from the NPPF.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable,
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations.
4. I recommend that consultation documents of such importance are given much wider publicity.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2700/01/005/DM2/O

Mr & Mrs Thomas

Object

Soundness - DM2  
Effective

The idea of back garden development is very questionable. We have noticed that there seem to be a large number of garden buildings springing up in the area.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2706/01/012/DM2/O

Mr & Mrs Panagakis

Object

Soundness - DM2  
Effective

Object to Policy DM2 on  
development on garden land, which  
is too weak and has insufficient  
safeguards.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

Policy DM2 allows "garden grabs" to become much easier. Both national policy and London policy classifies gardens as greenfield, and there is an assumption against developing on gardens, but new Policy DM2 says that the council will allow building on gardens if "it will complement the local character and biodiversity is protected". This is totally subjective and so is a much weaker form of protection, and will provide cover for developers to be given planning consent to build on gardens. There should be a presumption against building on gardens.

We are not totally opposed to "infill" development - recently some nice new houses have been built which, because they are in keeping with local styles, blend in well. However, we are also all too well aware of the number of single family houses which have been bought by developers and then turned into multi occupancy dwellings (one family house seems to be reinvented as 6 - 12 flats). Again, comments above about parking apply but also, of greater worry, is the loss of green garden space (if parking is provided it is always at the loss of garden) - mature trees are often removed, and once the development is completed there is very poor maintenance of any landscaping. This makes everything look very shabby. Purley Cross is known to be a pollution black spot and it is absolutely essential that trees, in particular, are retained and planted to help combat pollution. Certainly with all new developments the landscaping should be the starting point for the scheme - not the cheapest, shoddiest option at the end. Also on-going maintenance costs should be protected. We have all lived with the repercussions of poorly maintained and cleaned landscaping - the ongoing rat problem on the Tesco site and roundabout. We do not wish to see this repeated elsewhere.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2717/01/005/DM2/O

Mrs & Mrs Rutherford

Object

DM2

Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan; also it has recently been discovered that the best support of biodiversity is in garden land, given the increasing tendency for farming land to clear hedgerows, etc.;

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2723/01/004/DM2/O

Mr Christopher Knight

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2725/02/003/DM2/O

Carol Munns

Object

DM2

DM2 Goodluck finding large gardens or properties with extensive curtilage around Forestdale. I suggest you try the Webb Estate in Purley for that. You could build enough blocks of flats to keep Croydon going for years if you redeveloped there!

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2726/01/002/DM2/O

Mr A J Pearson

Object

DM2

I am writing to registrar my objection to those parts of the pr, which is too weak. Proposals referred to focussed intensification associated with gradual change of the area's local character under Policy DM2 . Development on garden land (also see table 11.2).

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2733/01/005/DM2/O

Mr David Martin

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2735/01/006/DM2/O

Mr Eric Green

Object

DM2

Development on garden land - though there is a case for some - should not be adopted as the 'norm', and only undertaken with local residents approval. 25-30 years ago the then council decreed that garages would be built a little too small to accommodate a motor car to deter residents from owning cars!! This gave a legacy wghich prevails today in many parts of Croydon, that roads became impassable - particularly to emergency/service vehicles. Would it be too much to ask the Council to learn from past mistakes?

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2738/01/005/DM2/O

Mr D Lawton

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2739/01/006/DM2/O

Mr Colin Campbell

Object

Soundness - DM2  
Effective

Object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2740/01/008/DM2/O

Mr Ian K White

Object

DM2

Policy DM2 on development on garden land, which is too weak.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

This proposal would make it easier for developers to build on gardens, further depleting this resource in the borough. It is designed to make it sound like there will be safeguards when in fact nothing will be measurable or properly protected, allowing the council to "wave proposals through" My understanding is that this proposal also flies in the face of both National and London policy around maintaining gardens and green spaces. There has already been far too much side development and garden grabs in the borough, especially in the south. This is leading to changes in the character of areas like Purley where I have lived for 30 years, and one wonders why the Council think this is a good idea? I oppose any more "garden grabbing" and I do fear that there is also a degree of political motivation here as well. It does nothing to protect our environment, other than diluting national and London safeguards! And there are plenty of planning application fees and levies which the Council can use to bolster funds while this vandalism takes place.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2753/01/005/DM2/O

Charles Chellapandian

Object

Soundness - DM2  
Effective

Policy DM2: Development on Garden  
Land too weak, too subjective and  
does not comply with the London  
Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2762/01/001/DM2/O

Mr James Robertson

Object

DM2

I wish to raise significant concerns about the proposals DM2 - so called 'Garden Grabbing'. The notion that garden grabbing is acceptable if it will "complement the local character and biodiversity" is weak to the point of being meaningless. Such requirements are already in place and have little effect. Character is in the eye of an arbiter whose vision is led by a presumption to say yes, and increasingly gamed by developers who seek permission and then obtain 'variations' once granted. I am copying this response to my local MP.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2764/19/005/DM2/O

Mr Derek Ritson

Monks Orchard Residents Associa

Object

DM2

The Preferred Policy is NOT following the instructions as required of the NPPF or the London Plan. The NPPF requires LPA's to set out policies "to resist inappropriate development" on garden land, not to set out policies to "permit development" on garden land. Therefore the proposed preferred policy is unacceptable. The Option 1 policy does NOT reflect the intended interpretation and objectives, as outlined in para 48 and 53 of the NPPF, or Policy 3.5 of the London Plan. The evidence at 4.15 requires Local Planning Authorities to set out policies to resist inappropriate developments on garden land whereas the proposed CLP2 preferred policy sets out criteria for accepting development on garden land. The Policy should set out reasons for refusing development on garden land and give reasons to support the presumption against garden development rather than providing criteria for allowing development of garden land. This is too subjective- any development within the curtilage of an existing dwelling will increase the housing density and therefore by definition would be detrimental to the local character. To reduce the curtilage by a development will reduce amenity garden area and by definition reduce the available natural garden habitat for biodiversity. The definition is too "weak" and "subjective" for any LPA refusal to be upheld on appeal by the planning Inspectorate. If the new proposed policy were adopted by the Planning Inspectorate, it would allow developers the opportunity to appeal against any refusal of development on garden land in the London Borough of Croydon, as the policy is so weak in its definition that an LPA refusal would unlikely be upheld by the planning inspectorate. There needs to be a different policy for the subdivision of the curtilage of an existing dwelling, to that of the demolition of an existing dwelling and the re-development of the complete site. The subdivision of the curtilage of an existing dwelling for the development of a new dwelling in an existing garden would impinge on the character of the existing area and would increase the housing and residential density of that area. Whereas demolition and redevelopment of the site would need to meet all the requirements and policies of a completely new development. Relaxation of the presumption against developments on garden land will increase the propensity for surface water flooding as there would be less area for vegetation and trees to absorb and

Back gardens should be protected and the policy should align with the requirements of the NPPF and the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

dissipate rainwater, especially in areas where surface water retention is already a problem. Residential gardens are the lungs of the area and should be preserved for future generations. The previous policy in the Detailed Policies has been removed- Why?

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2766/01/008/DM2/C	B Wilson <i>W.R. Newland and Sons Ltd</i>	Comment	DM2	<p>This policy is not required as the development of garden land can be adequately assessed against general development policies such as DM10.</p> <p>Garden land development could allow for housing targets to be exceeded and the SHMA 2015 needs to be met and should therefore not be discouraged.</p> <p>An alternative approach would be for development to be assessed against the general policies for maintenance of character such as DM10.</p>	Change	<p>The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to</p>
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2770/01/001/DM2/C

Mr Peter May

Comment

DM2

DM2 refers to the proposal for the development of garden land which in effect seeks to make it more likely that planning permission for infill residential property building be allowed. I believe that it should only ever be allowed in very exceptional circumstances. The proposals as set out will cause the reduction in green space and lead to too high density in existing residential areas. It will inevitably lead to more rainwater run-off as greater areas become concreted over and thus add to flooding problems. It will also add further to the problem of street parking in residential areas which in turn leads to roads becoming less safe from a pedestrian and motoring perspective.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2774/01/005/DM2/O

Cllr Susan Winborn  
*London Borough of Croydon*

Object

DM2

Policy DM2. Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan. There should be a presumption against developing on gardens.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2775/01/019/DM2/O

Cllr Tim Pollard

*London Borough of Croydon*

Object

Soundness - DM2  
Effective

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan. Both national policy and London policy classify gardens as greenfield. There should be a presumption against developing on gardens. This policy is of particular concern when read in the context of the commentary at 11.11 and the table at 11.4.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2776/01/019/DM2/O

Cllr Helen Pollard  
*London Borough of Croydon*

Object

Soundness - DM2  
Effective

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan. Both national policy and London policy classify gardens as greenfield. There should be a presumption against developing on gardens. This policy is of particular concern when read in the context of the commentary at 11.11 and the table at 11.4.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2781/01/009/DM2/O

Graham Bass

Object

DM2

Uncomfortable that protection of green environment seems to be becoming weaker- now will seemingly have to defend itself even harder against an almost pre-emptive requirement for ever more housing.

Greater protection should be provided for backgardens.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2784/01/001/DM2/O

Iain Waterson

Object

DM2

DM2 is a substantial watering down and weakening of a national and regional policy which classifies gardens as greenfield, and there is an assumption against developing on gardens. The new policy is completely subjective, gives substantially less protection and as such will provide a shield under which developers to be given planning consent to build on gardens, removing green space from neighbourhood and therefore changing the character of the area. The base supposition should be against building on gardens.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2785/01/001/DM2/O

Ian Cutts

Object

Soundness - DM2  
Effective

Infill and back land development will not complement local character and not protect biodiversity. The exact opposite in-fact. Such development is shown to increase traffic, reduce amenity value and result in loss of privacy and enjoyment of existing property. Size and bulk of developments results in disputes over boundary and light infringements.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2796/02/001/DM2/O

Roy Stone

*South Woodcote Residents Associ*

Object

DM2

The National and London Policies classify gardens as a green field but the new Policy DM2 appears to make it much easier to allow building to take place on gardens and they therefore have much less protection. In this area there are many large gardens which require protection in order to maintain this area a green and pleasant area in which to live.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

DM 2. Known as colloquially as garden grabbing. Object on the grounds that uncontrolled ad hoc development will change the character of the area and lead to further vehicle congestion as unit take on occupants

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

DM2 Development on garden land  
I believe that the proposed policy will effectively change the default from resisting greenfield development to ignoring or even encouraging it, with adverse consequences that the policy is precisely attempting to avoid. I suggest the wording should be more explicit:  
The Council will NOT permit new dwellings or other development within the curtilage or garden of an existing dwelling or the redevelopment of existing dwellings and their curtilage or gardens UNLESS where:  
a. It will complement the local character; and  
b. Biodiversity is protected  
c. Consequences on the local infrastructures (arising from both individual and cumulative similar development) are evaluated and taken into account.  
d. The purpose of the new dwelling is stated explicitly and subsequently checked and enforced (this is to avoid eg. garden grabbing for 'beds-in-sheds' to be rented out etc.).  
However well-intentioned these criteria appear, in practice all except d. are subjective and already not always enforced. If anything, ANY development on garden land violates clause b. as biodiversity is ALWAYS REDUCED (hence also the designation as greenfield).

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2803/01/001/DM2/O

Mr John Massie

Object

DM2

Totally opposed to this policy. Local character and retaining biodiversity are entirely subjective and will be decided by groups that do not necessarily have to live with the consequences of this type of intensive development. It is a dangerous policy change. National policy identifies gardens as greenfield and as such there is a presumption against development. It is sacrosanct and fundamental to the quality of life in Croydon mand must not be tampered with whatever the so called safeguards may be.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

Both National and London policy classifies gardens as greenfield and there is an assumption against developing on gardens for this reason. New Policy DM2 says that the council will allow building on gardens if 'it will complement the local character and biodiversity is protected'. What criteria will be used to determine this protection? Biodiversity is defined as 'the existence of a wide variety of plant and animal species in their natural environments' and there should, therefore be a presumption against building on gardens. Unless the protection criteria is defined the policy is totally subjective and is, therefore a much weaker form of protection.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2811/01/002/DM2/O

Julius Henderson

Object

DM2

I believe the criteria and rationale the Council has set-out is somewhat questionable and suspicious. This is deduced from the lack of communication from the council (of their intention) to the people who will be directly affected by such proposed changes, the short consultative "window" (6 weeks) offered and only one meeting to discuss such an important and life changing situation.

Furthermore paragraph 69 of the NPPF states that:

"Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. To support this, local planning authorities should aim to involve all sections of the community in the development of Local Plans and in planning decisions, and should facilitate neighbourhood planning."

I have had no contact from the Council on this issue. I strongly object to the proposal (policy) presented.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2812/01/019/DM2/O

Cllr Jan Buttinger  
*London Borough of Croydon*

Object

Soundness - DM2  
Effective

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan. Both national policy and London policy classify gardens as greenfield. There should be a presumption against developing on gardens. This policy is of particular concern when read in the context of the commentary at 11.11 and the table at 11.4.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2817/03/002/DM2/O

Tina Steele

Object

DM2

I object on the grounds of noise, air quality by loss of vegetation and overcrowding of local areas.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

I find the criteria given in Policy DM2 for the protection of existing garden land much too weak. I would like to see a much stronger presumption against developments on garden land. Part of the particular character of Addiscombe is produced by there being an abundance of trees and green spaces around the houses and this will be lost if development on garden space is allowed. Not only would this constitute a loss of amenity for residents but it would also have severe environmental consequences. For example: where open land is replaced by buildings and rain water is unable to drain away and the loss of biodiversity in the area. Gardens are an important environmental asset and play a vital part in providing habitats for birdlife, butterflies and, perhaps most importantly, for bees.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2828/05/001/DM2/O

Mr Eugene Regan

Object

DM2

I oppose making it easier to build on gardens as it will remove green space from our neighbourhood. There should be a presumption against building on gardens.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2829/01/019/DM2/O

Cllr Margaret Mead  
*Croydon Council*

Object

Soundness - DM2  
Effective

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan. Both national policy and London policy classify gardens as greenfield. There should be a presumption against developing on gardens. This policy is of particular concern when read in the context of the commentary at 11.11 and the table at 11.4.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2831/01/004/DM2/O

Jenita Thirumaniraj

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2834/01/004/DM2/O

Kathleen Tomlin

Object

DM2

I don't like the idea of garden grab as it will destroy the environment - flooding??!! Less fresh air? If you continue in this vein, my husband & I will move out of the area, to somewhere up North, where they plan things differently!! Your loss, our gain - pity, as this should be a really nice place to live, but you are definitely spoiling it.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2839/02/024/DM2/O

Cllr Yvette Hopley  
*London Borough of Croydon*

Object

Soundness - DM2  
Effective

Disapprove of change to backland  
development policy.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2841/01/006/DM2/O

Cllr Vidhi Mohan  
*London Borough of Croydon*

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan. Both national policy and London policy classify gardens as greenfield. There should be a presumption against developing on gardens. This policy is of particular concern when read in the context of the commentary at 11.11 and the table at 11.4.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2842/01/061/DM2/O

Cllr Richard Chatterjee  
*London Borough of Croydon*

Object

Soundness - DM2  
Effective

Insufficient protection is given against  
the construction of outbuildings  
including in gardens

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2842/01/019/DM2/O

Cllr Richard Chatterjee  
*London Borough of Croydon*

Object

Soundness - DM2  
Effective

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan. Both national policy and London policy classify gardens as greenfield. There should be a presumption against developing on gardens. This policy is of particular concern when read in the context of the commentary at 11.11 and the table at 11.4.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2850/02/001/DM2/O

Elizabeth Killick

Object

DM2

I STRONGLY OBJECT TO THE GARDEN GRABBING HABIT WHEN THERE IS FLOODING IN THE AREA AND GREEN AREAS ARE GRADUALLY DISAPPEARING.WE WILL END UP DEVOURING ONE ANOTHER AS RATS DO WHEN THEY BECOME OVER CROWDED.WE NEED TO LOOK AFTER AND PRESERVE AS MUCH GREEN BELT AS POSSIBLE.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2857/01/002/DM2/O

Philip Talmage

Object

DM2

Policy DM2 Garden land should not in general be subject to development. Exceptions should not be allowed merely on the ground that they would or might complement the local character

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

This policy is far too weak. London's Strategic Housing Land Availability Assessment, which forms the basis of London Plan housing targets, assumes that garden land will not be developed. However, the draft Croydon Local Plan says:  
The Council will permit new dwellings or other development within the curtilage or garden of an existing dwelling or the redevelopment of existing dwellings and their curtilage or gardens where:  
a) it will complement the local character; and  
b) biodiversity is protected" (page 18, Croydon Local Plan Detailed Policies & Proposals).  
The first of these two tests in particular is highly subjective and therefore very weak. I will be calling for Policy DM2 to include a much stronger presumption against development on garden land.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2886/01/006/DM2/O

Mrs Dianne Haile

Object

DM2

I am writing to object Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2888/01/005/DM2/O

Mr Phillip Moore

Object

DM2

The policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2889/01/006/DM2/O

Mr Peter Lawton

Object

DM2

I object to policy DM2 as it is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2893/01/003/DM2/O

Mrs Hellen McMillan

Object

DM2

The Council would, it seems, be prepared to permit building in back gardens. The open land around Shirley Oaks estate, green areas and gardens in Woodmere Avenue, already under threat form an essential antidote to pollution in the area. Take open spaces away and pollution levels rise.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2906/05/001/DM2/O

Mr Gerald Smith

Object

DM2

Do you think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3? - No it remains to be seen if objections are taken into account. Do you think that the preferred approach is deliverable? - No the onus for this is on the council. Is it sustainable? See response below-

I object to this proposal as it will open up development opportunities for those in the industry who do not care about the effects on the neighbourhood. Developers are greedy animals with only one goal - financial gain.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2912/01/003/DM2/O

Mrs J Webb

Object

DM2

I object to policy DM2; on development on garden land which is too weak. Taking up curtilage of gardens is ridiculous. This is a private estate not Council owned and we pay a maintenance charge here which, by the way, has just gone up this is on top of Council tax.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2913/01/003/DM2/O

Wendy Wilkinson

Object

DM2

The policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2931/01/002/DM2/O

Mr John Newman

Object

DM2

This policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2932/01/005/DM2/O

Mr James Lawton

Object

DM2

I object to the policy as it is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2934/01/006/DM2/O	J A Meyer	Object	DM2	I object to the policy as it is too weak, too subjective and does not comply with the London Plan.	Change	The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to
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2963/01/001/DM2/S	Mrs A Djemil	Support	Soundness - Effective DM2	DM2 I support this measure. Many of the large gardens in Purley are underused , and it seems to me that the professional gardeners that carry out the very noisy maintenance work make more use of these green spaces. We need to build over 40000 new houses by 2036 , and unless we agree to allow high quality houses to be built in back gardens we will fail to meet the target. It will also allow local young people to put a foot on the housing ladder by having a house built in the family back garden.	Welcome support	
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I understand that the following Policies will threaten our green spaces. I was born in Croydon and have lived in this area all my life (I am now 63). My parents came here from Scotland in the early 1950s. They chose this area specifically for its green spaces and it is quite unique in that facility. I spent more than 35 years in Real Estate in this area and know very well that the reason people continue to move here, is exactly for these facilities and yet remaining within easy reach of other amenities, London, the coast and airports. Of course, more housing is required but I believe the alternative suggestions to these proposals to be very valid and much more in keeping with the neighbourhood thus maintaining its attractiveness and good standard.

These proposals are ill conceived and will change this particular neighbourhood beyond all recognition and take away that for which it is well known and valued. Please hear the voices of people like me and do NOT continue with the proposed policies set out below and which can be found in your Local Plan:

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2974/01/013/DM2/O

Jane Bowden

Object

Soundness - DM2  
Effective

6) Finally, the Council need to be clearer on what is meant in Policy DM2 by permitting development in gardens where "it will complement local character", to include a stronger presumption against building on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2978/01/002/DM2/O

Mr James Marland

Object

DM2

No changes to existing protection of gardens please.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2982/01/001/DM2/O

Mrs Jeanne Driscoll

Object

DM2

I wish to add my objections made on this document by our local M.P. Chris Philp.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2984/01/001/DM2/O

Jennifer Flanagan

Object

DM2

Building on gardens should be discouraged. Children who can not let off steam in the safety of their home garden tend to be disruptive at school and obese. It will also lead to the destruction of plant and wild life and affect bio diversity. Our green and pleasant borough should be retained for the benefit of all.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2987/01/002/DM2/O

Mrs Jenny Andrews

Object

Soundness - DM2  
Justified

As part of your consultations, please note my objections to the following in your Local Plan:

DM2, DM40, DM28, DM35, DM41.3, DM35, DM44.2, DM44.2 (11.17) Policy 40 (11.3), Policy 40.4 (11.3 site 61)

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2992/01/004/DM2/O

Mr & Mrs Swift

Object

DM2

I am writing to object to the following:  
Policy DM2 re development on garden land.  
The wording chosen for this subject is highly subjective and therefore weak. London's Strategic Housing Land Availability Assessment, which forms the basis of London housing targets, assumes that garden land will not be developed.  
Croydon's draft Local Plan implies that the opposite will happen as the Council intends to permit new dwellings or other development as long as it will "complement the local character" and "bio-diversity" is protected.  
There should be a much stronger presumption against such development.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2999/01/007/DM2/O

Mr John Harris

Object

DM2

I am writing to object to:  
Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3001/01/012/DM2/O

Mr John Helen

Object

DM2

the Council's proposed policy on development on garden land - Policy DM2 - is much too weak. London's Strategic Housing Land Availability Assessment, which forms the basis of London Plan housing targets, assumes that garden land will not be developed. However, the draft Croydon Local Plan says:

"The Council will permit new dwellings or other development within the curtilage or garden of an existing dwelling or the redevelopment of existing dwellings and their curtilage or gardens where:  
a) it will complement the local character; and  
b) biodiversity is protected" (page 18, Croydon Local Plan Detailed Policies & Proposals).  
The first of these two tests in particular is highly subjective and therefore very weak. I will be calling for Policy DM2 to include a much stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3003/01/001/DM2/O

Mr John James

Object

DM2

I would like to register my objection to the following policy reference numbers:-

DM2 (garden grabbing)

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3004/01/002/DM2/O

Mr John Pewtress

Object

DM2

Back garden developments should not be allowed unless adjacent to open spaces. We need to support our wild life by preserving these areas. Without Birds and pollinating insects etc we shall all be worse off.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

I would like to voice my Objections to the following policies in the Draft local plan.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

I was glad to see 'garden grabbing' was considered by Mr Chris Phelps, top of his list of offending policies.

It's an issue that has blighted our end of Caterham drive for too long. A greedy developer bought a bungalow on a large plot of land, with the intention of razing it to the ground and erecting SIX properties with inadequate parking, on the threshold of a nature reserve, which already suffers flooding due to overbuild and poor drainage infrastructure. The community joined forced, pulled together and battled, that application was turned down. He reapplied to build three terrace houses (no other exist on a street one mile long, each dwelling offered parking for one and a half cars, yes that's 1/2 a car, ridiculous), with very long back gardens OR rather, enough space to annex off a plot and build three more when the dust settles.

Sadly the council seem to be on the side of those wreaking havoc in a neighbourhood (claiming the importance of 'affordable housing' as a right to destroy the character of a place and affecting the general street scene), rather than supporting those living there, the very ones who pay council tax to keep these planning officers employed.

6. Policy DM2  
Development on garden land. The proposal is very weak and is in breach of the London's Strategic Housing Land Availability Assessment, which forms the basis of London Plan housing targets and assumes that garden land will not be developed. However, the draft Croydon Local Plan says:  
"The Council will permit new dwellings or other development within the curtilment or garden of an existing dwelling or the redevelopment of existing dwellings and their curtilment or gardens where:  
a) it will complement the local character; and  
b) biodiversity is protected" (page 18, Croydon Local Plan Detailed Policies & Proposals).  
I find it hard to understand how the biodiversity can be protected when you are taking away the gardens.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3018/01/004/DM2/O

Chris Lynam

Object

DM2

The criteria for permitting new dwellings or other development within the curtilage of gardens of an existing dwelling are too weak and do not meet the NPPF instructions to Local Planning Authorities. The National Planning Policy Framework Para 48 and 53, and the London Plan require Local Planning Authorities to define policies to "resist developments" on garden land. The relaxation of the criteria in Policy DM2 is contrary to this guidance and directions from the NPPF.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3029/01/011/DM2/O

Mr Paul Newton  
Addington Village Residents Assoc

Object

Soundness - DM2  
Effective

The first of the two tests in the policy is highly subjective and therefore very weak.

Will be calling for Policy DM2 to include a much stronger presumption against development on garden land. Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3039/01/001/DM2/O

Samantha Freeman

Object

Soundness - DM2  
Effective

In particular I object to:-  
1. further garden developments  
(DM2),

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

POLICY DM2 Development on Garden land. Garden land should not be developed on Forestdale, the green areas were provided as safe areas by Wates for children to play safely and also to give the estate character. Also there is an abundance of wildlife and flora that add to it being a wonderful place to bring up a family as it was originally intended by Wates. Is Croydon intending to house people in small squatlike flats and sheds built on this land? This is what we see illegal immigrants living in and what you will try to do legally!!!!

I am already stressed by the changing face of the pleasant place in which I have lived for 29 years. I currently reside in the family home on Forestdale. At the end of my terrace we have already had the council give permission for a family home to be converted into 6 flatlets with a shared kitchen. Local residents were not consulted as the council had a ruling whereby we were unable to object, although we tried. Access is on a shared path that runs above the garages in front of our houses to the converted one at the end. There is often rubbish left outside on the walkway and garage area and one of the current residents drives his motorbike on the path past our homes when he likes at speed. From what I gather they are all single troubled men. Parking is an absolute nightmare. The area in which I live is changed and not for the better. There are also larger numbers of people living in some of the houses nearby. Our small corner has become a dangerous area to live and has already changed for the worse. Please, please do not allow these proposals to be put through or this will happen to the rest of the estate. I can see that what was a well designed family estate intended to be a safe haven by the builder Wates, changing into concrete jungle, a ghetto, a place for the dissatisfied, troubled and disaffected and a place where criminality is the norm. I feel afraid of what the future holds when I look at these plans and I feel heartily sick. Please do what is right and do not pass these proposals.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3046/01/002/DM2/O

Stephanie Lawson

Object

DM2

I object as this policy will make it easier for gardens to be built on, reducing the green spaces in the neighbourhood.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3071/01/005/DM2/O

Mrs Christine Hardy

Object

DM2

I am writing to object to Policy DM2 on development on garden land, which is too weak

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3075/01/002/DM2/O

Mr Christopher Andrews

Object

DM2

With gardens classified as 'greenfield sites' they should not be assumed to be potentially available for development. Greenfield site status must not be undermined by subjective definitions like 'complimenting local character' and 'protected biodiversity.'

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3077/01/008/DM2/O

Mrs Clare Gardner

Object

Soundness - DM2  
Effective

3. Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan. There should be a much stronger presumption against building on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3078/01/004/DM2/O

Clare Greaves

Object

DM2

I am writing to object to Policy DM2 on development on garden land, which is too weak

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3080/01/011/DM2/O

Mr John Mills

Object

DM2

The policy is too subjective and therefore too weak. There should be a much stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3081/01/001/DM2/O

Mr John Morgan

Object

DM2

Policy DM2 (p18) allowing use of gardens for development.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3091/01/001/DM2/O

Mr Paul Gomm

Object

DM2

please note my objection to the following policy reference numbers within your current draft plan for planning & development;

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3097/01/004/DM2/O

Mr Ben Lynam

Object

DM2

The criteria for permitting new dwellings or other development within the curtilage of gardens of an existing dwelling are too weak and do not meet the NPPF instructions to Local Planning Authorities. The National Planning Policy Framework Para 48 and 53, and the London Plan require Local Planning Authorities to define policies to "resist developments" on garden land. The relaxation of the criteria in Policy DM2 is contrary to this guidance and directions from the NPPF.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3098/01/011/DM2/O

Mr Derrick Thurley

Object

DM2

Proposed policy on garden land. The National Planning Policy Framework Para 48 and 53 and the London Plan require Local Authorities to resist developments on garden land. Policy DM2 is contrary to this. There should be a presumption against development of garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3103/02/005/DM2/O

Mr Varsha Patel

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3124/01/005/DM2/O

Mr Gerald Lambert

Object

DM2

These policies seem to pose considerable threat to the greenbelt, which is a major cause for concern. Degrading the greenbelt for short term expediency is short-sighted. Surely more appropriate areas can be found for redevelopment!

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3133/01/012/DM2/O

Carolyn Heath

Object

DM2

Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3145/01/011/DM2/O

Mr David Harwood

Object

DM2

I further object to DM2 in regards to development of garden land again these developments, apart from changing the character of Shirley, only bring further congestion.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

I would like to object to parts of the recent Croydon Local Plan with particular reference to the following proposals, as they all will lead to degradation of the natural environment:-

DM2 Infill building on existing gardens

DM44.2 Table 11.17 site 661 Loss of Green belt (it's there for a reason!) There must be more suitable site

DM44.2 Table 11.17 site 662 Loss of Green belt

DM31.4 Reclassification of areas of special interest

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

No I don't believe the approached proposed in H5 Back Land and Back Garden Development is appropriate at all for Croydon to meet its Strategic Objectives.

The listed Preferred option for Policy DM2 where ' The Council will permit new dwellings or other development within the curtilage or garden of an existing dwelling or the redevelopment of existing dwellings and their curtilage or gardens where:

a. It will complement the local character; and b. Biodiversity is protected.' is flawed as it will be open to interpretation and lead to excessive, unreasonable and out of character development that will not enhances the borough's natural environment.

Furthermore, the evidence stated in paragraph 4.19 clearly states that 'London's Strategic Housing Land Availability Assessment, which forms the basis of London Plan housing targets for Croydon, assumes that garden land will not be developed. Therefore, no allowance is made for developing on garden land in the London Plan's housing target for Croydon. As such, the protection of some gardens from development by this policy will not impact on meeting Croydon's housing targets.' therefore there is no need to amend Policy DM2 and permit new dwellings or other development with the curtilage or garden of existing dwelling in order to fulfil London Plan's housing target for Croydon.

I don't believe the approach is deliverable. it will lead to excessive, unreasonable and out of character development that will not enhances the borough's natural environment and it is also unnecessary.

Sustainability is also open to interpretation and may not be aligned with the aim to complement local character and protect biodiversity.

Just wish to reiterate my initial point regarding the modification of Policy DM2: Development on garden land.

No I don't believe and object to the approached proposed in H5 Back Land and Back Garden Development is appropriate at all for Croydon to meet its Strategic Objectives.

The listed Preferred option for Policy DM2 where ' The Council will permit new dwellings or other development within the curtilage or garden of an existing dwelling or the redevelopment of existing dwellings and their curtilage or gardens where:

a. It will complement the local character; and b. Biodiversity is protected.' is flawed as it will be open

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

to interpretation and lead to excessive, unreasonable and out of character development that will not enhance the borough's natural environment.  
 The evidence stated in paragraph 4.19 clearly states that 'London's Strategic Housing Land Availability Assessment, which forms the basis of London Plan housing targets for Croydon, assumes that garden land will not be developed. Therefore, no allowance is made for developing on garden land in the London Plan's housing target for Croydon. As such, the protection of some gardens from development by this policy will not impact on meeting Croydon's housing targets.' therefore there is no need to amend Policy DM2 and permit new dwellings or other development with the curtilage or garden of existing dwelling in order to fulfil London Plan's housing target for Croydon.

3151/01/002/DM2/O	Gillian Edwards	Object	DM2	Policy DM2 - it will complement the local character; this is too open to interpretation and could end up with gardens being used for development. Once one development is approved, others follow and the character changes.	Change	The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to
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3162/01/001/DM2/O

Mr Joe Toner

Object

DM2

I would like to voice my object to the following plan-DM2.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3164/01/001/DM2/O

Jenny White

Object

DM2

I would like to comment & object to some of the proposals in your (Local Plan). Policy DM2 , p18 would allow gardens to be acquired & built on, I object to this, we need to keep as much green space as possible.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3185/01/001/DM2/O

Mr Stephen Woodward

Object

DM2

We have lived in Sanderstead for over 40 years, and have thoroughly enjoyed the areas to the south of Croydon being unspoilt. In our view these ill conceived proposals will change this area beyond recognition and take away that for which it is well known and valued. Please rethink, and do not continue with the proposed policies set out below and which can be found in your Local Plan:  
Policy DM2 (p18)

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

the Council's proposed policy on development on garden land - Policy DM2 - is much too weak. London's Strategic Housing Land Availability Assessment, which forms the basis of London Plan housing targets, assumes that garden land will not be developed. However, the draft Croydon Local Plan says:  
"The Council will permit new dwellings or other development within the curtilage or garden of an existing dwelling or the redevelopment of existing dwellings and their curtilage or gardens where:  
a) it will complement the local character; and  
b) biodiversity is protected" (page 18, Croydon Local Plan Detailed Policies & Proposals).  
The first of these two tests in particular is highly subjective and therefore very weak. I will call for Policy DM2 to include a much stronger presumption against development on garden land.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3199/01/006/DM2/O

Sheila Wicks

Object

DM2

I oppose making it easier to build on gardens as it will remove many of the green spaces in a neighbourhood .Loss of trees and vegetation would wipe out the breathing lungs in communities .Local wild life would be severely reduced .More houses on gardens would mean more family cars and more pollution on the roads .No health facilities to back up the extra people crammed into the same space .

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3201/01/001/DM2/O

Sharon Smith

Object

DM2

I am writing to support my local MP  
Chris Phep in his objections

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3215/01/013/DM2/O

Mr Steve White

ASPRA

Object

Soundness - DM2  
Effective

5.Policy DM2 on development on garden land, which is too subjective and therefore too weak. There should be a much stronger presumption against development on garden land;

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3225/01/001/DM2/O

Sandra Dudman

Object

Soundness - DM2  
Effective

1) DM2 (p18) To make it easier to build on gardens, this will remove green spaces from our neighbourhoods and increase concentration of buildings

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3230/01/006/DM2/O

Patricia Jakeman

Object

DM2

I object to Policy DM2 which is weak and should have a stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3233/01/002/DM2/O

Mr Peter Douty

Object

DM2

I wish you to record my objections to this Plan as set out below:

1. The item at POLICY DM2 will allow building on 'Gardens'. Until now this has been forbidden. The criteria given for justification - local character and biodiversity are undefined!

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3234/01/002/DM2/O

Mr Peter Newman

Object

DM2

I was quite dismayed to read some of the things in your Local Plan. The rot goes on, whittling away at amenities and green spaces and generally down grading the character or the area with a developers charter.. Specifically I have objections to the following proposals:  
DM2 This facilitates garden grabbing; cramming more houses and apartments into areas blessed with modest garden areas for rest and recreation. If the gardens were acres it may make sense but not in most cases.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3235/01/012/DM2/O

Mr Peter Kenny

Object

DM2

I am writing to object to Policy DM2 on development on garden land, which is too weak

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3254/01/003/DM2/O

Andrew Webb

Object

DM2

I object Policy DM 2, on development on garden land, which is weak.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3259/01/002/DM2/O

Andrew Bance

Object

Soundness - DM2  
Effective

I live in Purley, and am writing with regards to the Croydon Local Plan, about which I have the following comments:

2. Policy DM2 allows garden development to become much easier, and will provide cover for developers to be given planning consent to build on gardens. I oppose this policy as it will remove green space from our neighbourhood, and allow development on a purely subjective basis.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w) A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3260/01/002/DM2/O

Wayne Starr

Object

DM2

allows for more building on land that was previously gardens. At present there is a robust National and London policy that protects gardens as greenbelt land. As a local resident I have seen my area (Kenley) and surrounding areas suffer greatly from over development of gardens. Quiet simply once a garden is built on there is destruction of biodiversity that has developed over many years. The council seems to want to allow development as long as this diversity is maintained. No attempt to preserve it can succeed once the area is built on.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3264/01/004/DM2/O

Mr Brian Watkins

Object

DM2

I object to DM2 as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3266/01/003/DM2/O

Mr Mark Ashley

Object

Soundness - DM2  
Effective

Furthermore, I also object to policy DM2 - the proposed development on garden land.

What right do you the council have to take away homeowners gardens?

For many homeowners, one of the defining factors in the final decision to purchase the property is the availability of a personal outdoor space, in this case, a garden.

We work hard to make our garden a place not just for us to enjoy but for wildlife and nature to flourish in an ever increasing concrete jungle, it's an absolute disgrace the council can even consider taking this away from homeowners to build on.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Many of my fellow residents feel the same about the erosion of our area and the loss of valuable green-belt resources

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

Please do not destroy your area of responsibility  
DM2 will lead to more flooding - it's already happened in Purley through too much development.

DM40.4 the Government want us to be fitting and this is the only public swimming pool in the area

DM44.2 Coombe Wood Gardens .. a beautiful area for your voters both north and south of the borough the green belt is precious to everyone

DM28 If you don't want to destroy local businesses you must allow people to park their cars. More homes will just mean more cars

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

With reference to the Local Plan which has been proposed, please note my objection to the following policies:

- >
- > Garden Grabbing
- > Policy DM2
- >
- > Purley Skyscraper authorisation
- > Policy DM40.1
- >
- > Purley Pool
- > Policy 40.4, Table 11.3, Site 30
- >
- > Purley Parking
- > Policy 40.4, Table 11.3,
- >
- > Sanderstead "Lidl" Site
- > Policy DM41.3, Table 11.14, site 306
- >
- > Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens
- > Policy DM44.2, Table 11.17, site 661
- >
- > Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation
- > The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662
- >
- > Lack of Parking in new developments
- > Policy DM28
- >
- > More Protection; Less "Intensification"
- > Policy DM31.4

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3281/01/001/DM2/O

Mr William Wheeler

Object

DM2

Building on garden areas reduces the amount of greenery that provides habitat for wild life, changes the character of neighbourhoods and removes areas of green space that are vital to reduce flooding

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3312/01/002/DM2/O

Mr Richard Brandwood

Object

DM2

Gardens are classified as greenfield, Nationally as well as by the London Council., and therefore generally protected from 'back garden development'. To weaken this policy with such phrases as allowing such building on gardens if "it will complement the local character and biodiversity is protected" is simply a 'smoke screen for allowing developers an easier access to planning approval - and should be rejected. There is already too much 'back land development', and its consequent deterioration of local environments. the policy should remain as it stands AND BE STRENGTHENED rather than 'watered down' to allow building on gardens.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3316/01/001/DM2/O

Mr David Dudman

Object

Soundness - DM2  
Justified

1) DM2 (p18) To make it easier to build on gardens, this will remove green spaces from our neighbourhoods and increase concentration of buildings

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3337/01/011/DM2/O

Mr Roger Willaimes

Object

Soundness - DM2  
Effective

The first of the two tests in the policy is highly subjective and therefore very weak.

Will be calling for Policy DM2 to include a much stronger presumption against development on garden land. Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3342/01/004/DM2/O	Mr Keith Cooper	Object	DM2	<p>Something else flagged up to me seems to be the council's cavalier attitude to "Back Garden Developments"?</p> <p>Surely the council should be protecting the local residents from "Beds in Sheds" instead of seemingly ignoring them?</p> <p>There is so much wrong with this document I just hope and pray it is only a discussion document, and hence not to be taken seriously, but the fact it has been written at all and at our expense makes me fume!</p> <p>In short I realise we need more homes, but Croydon is among the largest boroughs in London and one of the most heavily populated, hence if more homes are to be built they should be on brownfield sites and built sympathetically to the local community, not just shoe horned in, and to hell with the consequences!!!</p>	Change	<p>The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to</p>
3345/01/001/DM2/O	Rital Patel	Object	DM2	I would like to object.	No change	<p>No change can be made as a result of this comment as it is not detailed enough as to what is being objected to.</p>

3347/01/006/DM2/O

Mr Richard Veldeman

Object

DM2

Policy DM2 (p18) allows "garden grabs" to become much easier. National policy and London policy classifies gardens as greenfield, and there is an assumption against developing on gardens. However the new Policy DM2 says that the council will allow building on gardens if "it will complement the local character and biodiversity is protected". This is totally subjective and basically eliminates any protection against development. Yet again another way to remove green space from our neighbourhood and I oppose making it easier to build on gardens.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3349/01/007/DM2/O

Mr Richard Jeffries

Object

DM2

Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3350/01/002/DM2/O

Mr Robert Watson

Object

DM2

I live in crofters mead forestdale and cannot see any benefits to the areas mentioned in the above proposals. I am sure it would be better to refurbish existing properties in the area concerned and create more green areas for residents and their children to enjoy. create more sensible car parking areas people will buy cars regardless of not having a parking space and simply park in an existing space thus creating a problem for somebody else. transport for London have already created a problem by their introduction of double yellow lines which in some areas are not required. why anybody would want to create a traveller camp at pear tree farm is beyond me surely a nice new housing complex would be more suitable. forestdale and surrounding area is a very nice place to live and I cannot see any improvement to the area in your proposals. I understand that these proposals are inappropriate and unacceptable these are my views on the matter.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w) A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

I also object to the Council's proposed policy on development on garden land - Policy DM2 - is much too weak. London's Strategic Housing Land Availability Assessment, which forms the basis of London Plan housing targets, assumes that garden land will not be developed. However, the draft Croydon Local Plan says:  
"The Council will permit new dwellings or other development within the curtilage or garden of an existing dwelling or the redevelopment of existing dwellings and their curtilage or gardens where:  
a) it will complement the local character; and  
b) biodiversity is protected" (page 18, Croydon Local Plan Detailed Policies & Proposals).  
The first of these two tests in particular is highly subjective and therefore very weak. Policy DM2 needs to include a much stronger presumption against development on garden land.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3354/01/014/DM2/O

Dr Bob Wenn

Object

DM2

I object to Policy DM2 on development on garden land is too weak, the criteria permitting new dwellings or other development within the curtilage of gardens of an existing dwelling do not meet the NPPF instructions to Local Planning Authorities.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3356/01/011/DM2/O

Mr Rishi Gohill

Object

Soundness - DM2  
Effective

The first of the two tests in the policy is highly subjective and therefore very weak.

Will be calling for Policy DM2 to include a much stronger presumption against development on garden land. Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3358/01/011/DM2/O

Joy Harris

Object

Soundness - DM2  
Effective

The first of the two tests in the policy is highly subjective and therefore very weak.

Will be calling for Policy DM2 to include a much stronger presumption against development on garden land. Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3364/02/005/DM2/O

Mr Amit Patel

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3368/01/005/DM2/O

Mr Colin Hagreen

Object

DM2

I am writing to object: Policy DM2 on development of garden land, which is too weak;

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

Fifth, the Council's proposed policy on development on garden land - Policy DM2 - is much too weak. London's Strategic Housing Land Availability Assessment, which forms the basis of London Plan housing targets, assumes that garden land will not be developed. However, the draft Croydon Local Plan says:

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

a) it will complement the local character; and

b) biodiversity is protected" (page 18, Croydon Local Plan Detailed Policies & Proposals).

The first of these two tests in particular is highly subjective and therefore very weak. I will be calling for Policy DM2 to include a much stronger presumption against development on garden land.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3379/01/006/DM2/O

Mr Tim Cattell

Object

DM2

Not for nothing did London's Strategic Housing Land Availability Assessment exclude gardens! The notion of 'complementing the local character' is completely spurious - a fish-and-chip shop or a nightclub could be argued to complement local residential development! From my own local experience I could take you to locations in Shirley and Addiscombe where recent buildings do anything but complement the environment in the view of any reasonable person.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3383/01/003/DM2/O

Mr Andrew Bushell

Object

DM2

I'm objecting to Policy DM2 on development on garden land, as the policy is too weak

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3385/01/001/DM2/O

Ms Avni Dave

Object

DM2

We have lived here for 34 years only because of the pleasant environment, therefore we strongly oppose the Croydon local plan that has been proposed. We are against policy DM2. We strongly agree that this plan would fundamentally change the environment in forestdale to its detriment.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3395/01/004/DM2/O

Mr A Cox

Object

Soundness - DM2  
Justified

We strongly object to the crazy plans Croydon Council is proposing, garden grabbing, green belt changes and woodland destruction are totally unacceptable, the council is trying to turn Croydon into a concrete jungle, we need green places for the health and sanity of our grandchildren and future generations, there are plenty of derelict sites and brown fields which can be built on, we must keep our woods to filter the awful pollution which is now being generated.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3403/01/003/DM2/O

Mr & Mrs Green

Object

DM2

We note that Policy DM2 mentions complementing local character and protecting diversity. You will clearly not be doing either of these. We have the perception that you have not clearly thought matters through.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3409/01/003/DM2/O

Mrs Candida de Poitiers

Object

DM2

This seems a very vague policy, however it could lead to completely inappropriate development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

I also strongly object to Garden Grabbing Policy DM2 (p18) refers. You only have to look around Sanderstead and surrounding areas to see how much land has been lost to Garden Grabbing. And this is with current planning laws in place. The loss of garden space has impacted on the habitat for birds and insects and there is also less natural soil surface area for rainwater drainage, Even with current legislation in place, some home owners and landlords in and around Croydon area have exploited the current planning regulations and have built, one can only describe them as permanent out building structures disguised as garden sheds, when in fact these structures are little more than illegal dwellings for vulnerable people needing a place to live. The Council hardly has the resource to police this growing problem and then to further relax the current rules and regulations seems like madness to me. We really need to tighten the regulations on Garden Grab even further and not relax them.

I firmly believe that having strong planning regulations protects our environment and encourages/forces developers to take Brown Field sites more seriously rather than take the easy options.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3414/01/011/DM2/O

Mr Chris McInerney

Object

Soundness - DM2  
Effective

The first of the two tests in the policy is highly subjective and therefore very weak.

Will be calling for Policy DM2 to include a much stronger presumption against development on garden land. Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3415/01/002/DM2/O

Ms C Soroczynski

Object

DM2

Please note my objections to  
planning Policy DM2

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3416/01/001/DM2/O

C Mortreuil

Object

DM2

The garden "grabbing" paves the way for a lot of abuse. We've already seen the loss of all the older houses on the Pampisford road, they 've made room for ugly (the new development behind Haling Grove is an eyesore from the park) sites which have totally destroyed previous gardens and are shrinking the green areas.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3423/01/004/DM2/O

Mr David Haworth

Object

DM2

I am writing to object to:  
Policy DM2 on development on  
garden land, which is too weak; and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3428/01/009/DM2/O

Mr Daniel Nuthall

Object

DM2

Also the relaxation in policy on back garden development, of which I am currently experiencing first hand, will open the doors to the concreting of some of the most beautiful and well established gardens in Croydon

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3430/01/019/DM2/O

Mr Donald Speakman

Object

Soundness - DM2  
Effective

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan. Both national policy and London policy classify gardens as greenfield. There should be a presumption against developing on gardens. This policy is of particular concern when read in the context of the commentary at 11.11 and the table at 11.4.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3438/01/014/DM2/O

Mr D Lane

Object

DM2

Policy DM2 on development on garden land, which is too subjective and therefore too weak. There should be a much stronger presumption against development on garden land;

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3445/01/011/DM2/O

Mr E King OBE

Object

Soundness - DM2  
Effective

The first of the two tests in the policy is highly subjective and therefore very weak.

Will be calling for Policy DM2 to include a much stronger presumption against development on garden land. Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

we are also objecting to developments on garden land under proposed Policy DM2. Please note statistics that crime rates are much lower in areas where more trees are found. If anything we should create a greener Croydon by planting more trees wherever possible. Less garden area is counter effective if we want a safer Croydon.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3448/01/006/DM2/O

Mr & Mrs Shaw-Smith

Object

DM2

Thirdly, we are also objecting to developments on garden land under proposed Policy DM2. Please note statistics that crime rates are much lower in areas where more trees are found. If anything we should create a greener Croydon by planting more trees wherever possible. Less garden area is counter effective if we want a safer Croydon.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3457/01/006/DM2/O

Mr E Jakeman

Object

DM2

I object to Policy DM2 which is weak and should have a stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3461/01/012/DM2/O

Mr F Kurum

Object

DM2

I and writing to object to:  
Policy DM2 on development on  
garden land, which is too weak.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3463/01/008/DM2/O

Ms F Wood

Object

DM2

Do not allow property to be built on gardens as the lack of gardens in Croydon is evident already. Most gardens are now covered with a dropped curb causing a problem for parking for other drivers who do not choose to turn their garden into a car park.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w) A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3465/01/012/DM2/O

Mr & Mrs Hobbs

Object

DM2

I am writing to you to object to the Policy DM2 relating to the development on garden land which is weak and open to various interpretations

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3474/01/009/DM2/O

Mr Dennis King

*Sanderstead Residents' Associatio*

Object

Soundness - DM2  
Effective

This Policy DM2 allows "garden  
grabs2

Change

The proposal to build on garden land if it complements the local character is subjective. A developer and land seller will have the opposite view to local residents who don't wish to see their properties overlooked by new properties located in back gardens.

If back land development on green belt gardens is to be considered there must be specific distances stated between properties to reduce overlooking. Adequate access to the back land development, allowing for emergency vehicles and refuse collection. One or two properties built between two rows of street frontage houses would be out of place and spoil the character.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

The proposal relating to garden development is flawed for reasons outlined below.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

Specifically we consider that almost all proposals to build residences on gardens would be a threat to local character and biodiversity. In our assessment, developments on gardens big enough to accommodate an additional residence will always have adverse consequences, including consequences captured by the two grounds for objection – biodiversity and local character. Therefore what is the point of the change?

We do not understand why the council is seeking to increase the stress and worry placed on local residents, many of whom are elderly and without access to IT, for what appears to be a pointless policy change.

Moreover, we would have thought dealing with speculative applications would also be a drain on council staffing resources that could be better deployed on measures more likely to lead to improved housing provision in Croydon.

A key aspect of sustainable development is the quality of life of people who live here Like many local residents we chose to move to Purley from inner London some years ago in search of peace, good air quality, biodiversity and quality of life. Having a good sized garden surrounded by similar properties in a stable area was key to our decision to move and continues to be key to our quality of life.

The Riddlesdown estate was carefully and deliberately designed to provide accommodation of a particular type. Allowing inappropriate building on gardens would destroy the character of the local area forever.

Fear of speculative applications Our fear is that introducing subjectivity into planning regulations will lead to speculative planning applications and the buying up of properties by developers with a view to creating several residences on one site.

Stress and time wasting arising Whilst we consider that we would have good grounds for objecting to such development in properties located nearby on the two grounds specified we do not want to be involved in the wasted time and effort

this would involve. More generally, we do not understand why the council is seeking to increase the stress and worry placed on local residents, many of whom are elderly and without access to IT, for what appears to be a pointless policy change.

To sum up we strongly object to the proposal and see no reason to deviate from national planning guidance which treats gardens as greenfield land.

Like many local residents we chose to move to Purley from inner London some years ago in search of peace, good air quality, biodiversity and quality of life. Having a good sized garden surrounded by similar properties in a stable area was key to our decision to move and continues to be key to our quality of life. The Riddlesdown estate was carefully and deliberately designed to provide accommodation of a particular type. Allowing inappropriate building on gardens would destroy the character

3478/01/001/DM2/O

Ms G Stevens

Object

DM2

To cram more and more houses and flats into the designated areas would destroy their character and to build on existing green belt and back gardens would be completely inappropriate, as well as placing additional stress on local facilities and amenities.  
I urge the Council to reconsider these proposals and adopt a more sensitive agenda using only space and land capable of absorbing additional development.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3481/01/003/DM2/O

Mr T Gray

Object

DM2

I am not happy with the following things and I would like you to note down my objections:  
Policy DM2 on development on Garden land, which is too weak and Policy DM28 which should allow higher levels of parking in developments of low public transport areas.  
I am very worried that these plans will jeopardise the potential of my home increasing in value when the area is suffering from a lower than average property price increase and I strongly suggest that these plans are rejected.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3488/01/002/DM2/O

Mr Gregory Taylor

Object

DM2

I am writing to you to tell you that I object to a number of points in Croydon Councils Local Plan. I have listed some of the issues with which I object below.  
1. Policy DM2 (p18)  
I object to the reclassification of gardens as greenbelt. Gardens provide a huge amount of green space in South Croydon and help define the character of the area. This character is less urban than further into London. By maintaining green belt status for gardens the urban sprawl will be avoided which is one of the aims of the green belt. It is vital to maintain the green belt and avoid a further unwanted expansion of an already struggling London.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w) A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3495/01/007/DM2/O

Mr Ian Harris

Object

DM2

I am writing to object to: Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan

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Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3496/01/002/DM2/O

Mr Ian Leggatt

Object

DM2

I believe the wording of the criteria allowing Garden Development is far to loose and subjective and fails to set out the standards required to allow garden development. I object to the proposal.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3510/01/013/DM2/O

Katrina Neal

Object

DM2

I object to Policy DM2 - Development of garden land - why loose much needed green garden land...?

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

Lastly, the Council's proposed policy on development on garden land, Policy DM2.. i.e relaxing the rules for allowing back garden developments. I don't believe such development will complement the local character of Shirley. Again , such building will impact on local infrastructure. More parking spaces will be needed to deal with the extra residences resulting in more strain on the local roads, especially, Wickham Road, the red route. As the name implies, SpringPark is an area of springs and I would be concerned about possible changes to the water table if such development were to go ahead. I therefore would object to such relaxation of the current rules.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

As a local affected resident, I am registering my comments and objections to the proposals as documented in the Croydon Local Plans CLP1.1 and CLP2

2 Proposed Policy DM2 Development on Garden Land.  
The criteria for permitting new dwellings or other development within the curtilage of gardens of an existing dwelling are too weak and do not meet the NPPF instructions to Local Planning Authorities. The National Planning Policy Framework Para 48 and 53, and the London Plan require Local Planning Authorities to define policies to "resist developments" on garden land. The relaxation of the criteria in Policy DM2 is contrary to this guidance and directions from the NPPF.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3523/01/001/DM2/O

Mr Mike Rice

Object

DM2

Dear Sirs,  
With reference to the recently published 'Croydon Local Plan', as a resident of the past 25 years I give my views as follows:-

Policy DM2 (p18).Objection-London  
Policy regards gardens as 'Greenfield'.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3530/01/001/DM2/O

Mr & Mrs Webb

Object

DM2

I wish to object to this policy. For centuries parks and green spaces have been an important part of urban living where people can walk and relax. It would be a sad day if these open spaces were lost for ever. We have enjoyed open places and do not want to see them lost for future generations when with a bit of imagination brownfield sites could be considered ahead of the green belt. Future generations will not thank us for destroying their heritage , and character of their local community. We are aware of the need for housing but here in Sanderstead we have already seen a lot of development in recent years, and its character slowly being eroded.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3533/01/002/DM2/O

Mr Martin Owen

Object

Soundness - DM2  
Effective

Please think very carefully about  
ruining an entire area, We who pay  
Council Tax will be replaced by non  
payers, We will move out to East  
Sussex, or Abroad, We cannot  
sustain the whole World

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w) A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3538/01/004/DM2/O

Liz Turner

Object

DM2

Please reconsider many of the policies that change the character of Purley, Sanderstaed and Sth Croydon Please do not build a 16foot skyscraper in Purley Please be thoughtful with redevelopments that seriously change the character of these towns. Once changed they cannot be put back Garden grabbing etc

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3539/01/005/DM2/O

Mary Norman

Object

DM2

I object to proposed policy on development of garden land - Policy DM2. I will be calling for Policy DM2 to include a much stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

This is subjective and weak. It also goes against London's Strategic Housing Land Availability Assessment, which forms the basis of London Plan housing targets, and assumes that garden land will not be developed.

It also indicates a short term approach, and the greater density and intensification will not result in the type of sustainable communities being sought.

There should in fact be a stronger presumption against the development on garden land.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3552/01/006/DM2/O

Miss Lisa K Hall

Object

DM2

I write to object to:  
Policy DM2: Development on Garden  
Land: this policy is too weak, too  
subjective and does not comply with  
the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3555/01/004/DM2/O

Mr I Willaims

Object

DM2

I object to Policy DM2 on development on garden land, which is too weak. Why are you so keen on infill?

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3559/01/001/DM2/O

Mr Michael Southwell

Object

DM2

Regarding the draft local plan I make the following objections  
1.DM2 Gardens provide the lungs of a city. To reduce this will only lead to higher health issues for the residents.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3565/01/004/DM2/O

Mr I Williams

Object

DM2

I object to Policy DM2 on development on garden land, which is too weak. Why are you so keen on infill?

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3566/01/011/DM2/O

Maureen Wilcox

Object

Soundness - DM2  
Effective

The first of the two tests in the policy is highly subjective and therefore very weak.

Will be calling for Policy DM2 to include a much stronger presumption against development on garden land. Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3569/01/003/DM2/O

Mr Harris & Mrs Irene & Chamberlain

Object

DM2

Policy DM2 As regards 'CURTILAGE', does this mean that you can land grab and build on my land? It seems so. Does it also mean that my neighbour can build what they like as long as it is a 'habitat' or 'dwelling'? As far as I can see and understand, you are allowed to build what you like, no matter what it looks like, so ergo my neighbour can build their own monstrosity as long as it compliments the monstrosity you have built.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3570/01/002/DM2/O

Mr & Mrs Adams

Object

DM2

We have severe reservations about the proposed new policy to allow gardens to be built upon, as not only will this remove much needed green space from residential areas, which are required habitats for many species of wildlife, but will also irrevocably alter the character of the area.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3571/01/001/DM2/O

Mr & Mrs Hewitt

Object

DM2

We oppose building on gardens as it will remove green space from the neighbourhood. There should be a presumption against building on gardens.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3579/01/001/DM2/O	Noemi Molloy	Object	DM2	This policy will make it easier for developers to build in gardens and will reduce the amount of green space in our borough. I have already suffered from developers building blocks of flats in the local areas on plots which were previously occupied by single residences and I am concerned that Purley in particular is suffering from over-development already.	Change	The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to
3584/01/002/DM2/O	Mrs Margaret Lawless	Object	DM2	I list below the relevant policy References to which I object: DM2 (p18)	No change	No changes can be made as the result of this comment as it not detailed enough to determine what is being objected to.

object to the possible "Garden Grabbing" that policy DM2 will make much easier. National and London policy classifies gardens as green field, but the proposed new policy DM2 says that the Council will allow building on gardens. We need to keep our green spaces

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan. Both national policy and London policy classify gardens as greenfield. There should be a presumption against developing on gardens. This policy is of particular concern when read in the context of the commentary at 11.11 and the table at 11.4.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3705/01/002/DM2/O

Mr J Lemanski

Object

DM2

I would like you to note my strong objection to the granting of any Planning Application relating to the following Policy Ref. DM2

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3708/01/003/DM2/O

Mrs J McDonald

Object

DM2

This must not be allowed. Building on gardens only worsens the environment, we need green spaces for survival, bees cannot pollinate a house, wildlife need some havens in towns, and you want to squeeze them out. Bad news for the environment, flora and fauna.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3712/01/004/DM2/O

Mr Nick Peiris

Object

DM2

A BIG "No", to what was previously referred to as 'back-land development'. Destroying the character of the area and an individuals privacy by permitting infill back land development.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3717/01/002/DM2/O

Jill Complin

Object

Soundness - DM2  
Effective

I would like to add my name to say I am worried about the effect of all our green spaces being lost. To build on the places our children can run free is very important to me. I also think building on gardens is very shortsighted. We really need space for all our wellbeing.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3723/01/011/DM2/O	Mrs j Middleton	Object	DM2	I object to this policy.	Change	The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to
3725/01/001/DM2/O	Mr J Zhang	Object	DM2	I certainly object to the following policies as DM2. We do need a health and green tone with its character.	No change	This comment is not clear enough as to what is being objected to.

3729/01/003/DM2/O

Mr J Luthra

Object

Soundness - DM2  
Effective

I own several properties in Croydon and belong to a large family who all strongly object to the local plan on the basis it encourages:  
-Garden disputes and more grabbing

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3732/01/001/DM2/O

Mr Roy Irons

Object

Soundness - DM2  
Effective

I am very much opposed to any development on 'greenfield' sites, and most especially, gardens. These will erode and eventually destroy the environment in this town.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3734/01/001/DM2/O

Mr & Mrs Mott

Object

DM2

I object to the policy.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3741/01/003/DM2/O

Tracy Clarke

Object

DM2

I am writing to object to the following policies and proposals:- Development on garden land -policy DM2

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3742/01/002/DM2/O

Mr Trevor Smith

Object

DM2

I have seen a number of your proposals under the above and wish to strongly object to the following in particular:  
Policy DM2 - I have witnessed and protested against garden grabbing and been vindicated where the character of roads is changed by this policy.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3744/02/011/DM2/O

Diane Simpson

Object

Soundness - DM2  
Effective

The first of the two tests in the policy is highly subjective and therefore very weak.

Will be calling for Policy DM2 to include a much stronger presumption against development on garden land. Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3746/01/003/DM2/O

Jay Luthra

Object

DM2

Objects to the local plan as it encourages garden disputes and more grabbing.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3750/01/002/DM2/O

Mrs Anne Turner

Object

DM2

I would like to put in writing my objections to the following local plans:  
I am listing the relevant Policy Numbers:  
1. DM2 - re building on gardens

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3765/01/001/DM2/O

Mr & Mrs Davis

Object

Soundness - DM2  
Effective

Please register our objections to the following proposals

Change

Policy DM2: regarding developing gardens, this may be appropriate in specific instances, but in general we propose that there should be a presumption against building on gardens

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3769/01/014/DM2/O

Mr K George

Object

DM2

I consider Policy DM2 (development on garden land) inappropriate for any area in which significant development is proposed already and is likely to encourage loss of character of the area.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3770/01/005/DM2/O

Mr Malcom Mackenzie

Object

DM2

We are also concerned about the fact that Policy DM2 (p18) will make it easier to build on gardens, as this will remove green space from our local area.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3778/01/001/DM2/O

Mr & Mrs Wakelam

Object

DM2

The policy is not strong enough, too subjective and does not comply with the London Plan. In many cases these developments are profit driven and seek to pack in too many properties. In addition, the infrastructure is not developed to keep pace with the influx of new residents, leading to a deterioration in the level of service provision and the environment in general.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3779/01/002/DM2/O

Mr Andrew Frazer

Object

DM2

Policy DM2  
I object strongly against a free for all for 'Garden developments' These developments are often insensitive to the area and become overdeveloped and congested. Green spaces are important in a built up area such as Purley and South Croydon. There are plenty of unused Brown Field sites that can be used first.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3782/01/005/DM2/O

Mr David Reid

Object

DM2

Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan; also it has recently been discovered that the best support of biodiversity is in garden land, given the increasing tendency for farming land to clear hedgerows, etc.;

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3784/01/006/DM2/O

Jennifer Aarons

Object

DM2

The policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3785/01/018/DM2/O

Jenny Greenland

Object

DM2

I call for Policy DM2 to include a much stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3789/01/011/DM2/O

Mr Paul Slaughter

Object

Soundness - DM2  
Effective

The first of the two tests in the policy is highly subjective and therefore very weak.

Will be calling for Policy DM2 to include a much stronger presumption against development on garden land. Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3793/01/013/DM2/O

Mr Stephen Barnes

Object

DM2

Sixth, the Council's proposed policy on development on garden land - Policy DM2 - is much too weak. London's Strategic Housing Land Availability Assessment, which forms the basis of London Plan housing targets, assumes that garden land will not be developed. However, the draft Croydon Local Plan says: "The Council will permit new dwellings or other development within the curtilage or garden of an existing dwelling or the redevelopment of existing dwellings and their curtilage or gardens where:  
a) it will complement the local character; and  
b) biodiversity is protected" (page 18, Croydon Local Plan Detailed Policies & Proposals).  
The first of these two tests in particular is highly subjective and therefore very weak. Policy DM2 should include a much stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3794/01/001/DM2/O

Mr Thomas Lawson

Object

DM2

I object as this policy will make it easier for gardens to be built on, reducing the green spaces in the neighbourhood.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3795/01/002/DM2/O

Mr Tony Connor

Object

DM2

With reference to the Local Plan which has been proposed, please note my objection to the following policies:  
Garden Grabbing  
Policy DM2

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3796/01/002/DM2/O

Mr Tony Sales

Object

DM2

I am emailing to record my objection to the following policies within the 'Local Plan'.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

I wish to strongly object to the following changes which have been proposed:

DM2 Garden grabbing - this is likely to cause more problems with water drainage and affect the neighbouring properties.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3803/01/008/DM2/O

Mr Denis Perrott

Object

DM2

Policy DM2 on development on garden land, which is too weak and people that have purchased houses with gardens have done so for a reason and do not wish to have other homes in such close proximity to them.

I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3804/01/012/DM2/O

Cllr L Hale

*London Borough of Croydon*

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan. Both national policy and London policy classify gardens as greenfield. There should be a presumption against developing on gardens. This policy is of particular concern when read in the context of the commentary at 11.11 and the table at 11.4

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3807/01/001/DM2/O

Mr Geoff Bell

Object

DM2

I have yet to see building on gardens which will "complement the local character". They always stand out as an addition, with no attempt to be complementary

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan;

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3809/01/013/DM2/O

Mr Ian Leonard

Object

DM2

The Council's proposed policy on development on garden land - Policy DM2 - is much too weak. London's Strategic Housing Land Availability Assessment, which forms the basis of London Plan housing targets, assumes that garden land will not be developed. However, the draft Croydon Local Plan says: The Council will permit new dwellings or other development within the curtilage or garden of an existing dwelling or the redevelopment of existing dwellings and their curtilage or gardens where:  
a) it will complement the local character; and  
b) biodiversity is protected (page 18, Croydon Local Plan Detailed Policies & Proposals).  
The first of these two tests in particular is highly subjective and therefore, I believe, very weak. I ask for Policy DM2 to include a much stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3810/01/001/DM2/O

Joan Sabatini

Object

DM2

This appears to allow 'garden grabbing' to become much easier for developers to use what is officially classed as 'green sites'. There should be a presumption against building on gardens. I oppose making it 'easier' to build on gardens and so oppose this Policy DM2

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

I wish to object to many of the points currently being proposed in the new recently published draft "Local Plan" that is currently in the public domain for consultation.

Points that I wish to object to are noted below.

1.Potential for Garden infill

As you are aware current National policy and London policy classifies gardens as greenfield, and there is an assumption against developing on gardens. However the new Policy DM2 (p18) says that the council will allow building on gardens if 'it will complement the local character and biodiversity is protected'. Garden infill, by definition, will not complement the local character and will always reduce biodiversity simply through the lost footprint area of land built on. The assumption that 'it will complement the local character' is totally subjective and thus is a much reduced form of protection against garden infilling, and will provide for the possibility for developers to be given planning consent to build on gardens. I oppose the possibility of making it easier to build on gardens as it will remove green space from the neighbourhood and, through overcrowding and building, completely change its character. The presumption against building garden infill should remain.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3813/01/001/DM2/O

Mr Brandon Hannan

Object

DM2

Policy DM2 (p18) allows 'garden grabs' to become much easier. National policy and London policy classifies gardens as greenfield, and there is an assumption against developing on gardens. But new Policy DM2 says that the council will allow building on gardens if "it will complement the local character and biodiversity is protected". This is totally subjective and so is a much weaker form of protection, and will provide cover for developers to be given planning consent to build on gardens. I oppose making it easier to build on gardens as it will remove green space from our neighbourhood. There should be a presumption against building on gardens.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3814/01/002/DM2/O

Mr Jon Adams

Object

DM2

Policy DM2 (p18) proposes the council will allow building on gardens if "it will complement the local character and biodiversity is protected". This is subjective and I believe it enable an easier route to build on gardens, which will remove green space from our neighbourhood and I object to any change of the existing regulations covering this.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

It is with regret that I feel the need to object to the following proposals:-

Purley skyscraper Policy DM40.1.

I feel this proposal is completely out of keeping with the surrounding area and I strongly oppose it.

Garden acquisition Policy DM2

This will make 'garden grabs' far too easy in my opinion, is far too subjective and is therefore a far weaker form of protection.

Sanderstead Lidl site Policy DM41.3

This proposal will likely cause real problems to traffic in the vicinity and I do not think it is an appropriate site for retail development.

Loss of Green Belt at Coombe Playing Fields and Croham Hurst Policy DM44.2

I believe that both of these locations should remain Green Belt and that re-designation is inappropriate. It will impact the area badly and in conjunction with other changes steadily change the nature of the area for the worse.

The Gypsy/Traveller site on Conduit Lane Policy DM44.2

Finally I most strongly object to Council plans to develop a Gypsy/Traveller site here. I feel it is totally inappropriate placing this on Green Belt land and is in direct contravention of the "Planning Policy for Traveller Sites" published by the Government just last August!

CR8 5JH

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

I was raised on the Ballards Farm Estate and now live in Sanderstead and plan to remain here for the rest of my life. I am appalled and some of the proposals in this document. I feel a strong threat to some of the lovely and vital designated green belt spaces we have always enjoyed in this area. Please do not remove them; they help make the areas that are away from the main town such a pleasant place to live.

These are my objection to proposals in the above document and I hope they will be taken into account when decisions are made.

#### Policy DM2 Development on Garden Land

I am aghast that you propose to go against the National Planning Policy which prioritises Brownfield developments and classes gardens as green belt as this is a national standard that should be adhered to. The evidence you have quoted in 4.15 shows that this is the case. 4.16 of your evidence must be adhered to so residents who know the area have a right of making the full impact of any development clear to planners. I have first hand experience that the findings quoted in 4.17 are the reality of what happens when a garden space is built on. Giving reference to the statements of 4.15, 4.16, 4.17 you cannot then conclude that the Council should allow building on Garden Land and I notice there is only 1 option, so that is not an option. What about the option to adhere to the National Planning Policy?

Your justification for this change of stance is not realistic. The council seem not to understand that builders are building only building to make money and they want to maximize the space available and will sell the property and have no concern of the visual impact of their building or the invasion of existing resident's privacy and the additional impact of traffic to the area. Builders know that the council do not have the resources to check developments so basically create as big a building as possible to maximize their profit. If you allow this proposal this situation will get worse.

To say bio-diversity must be protected is not realistic either. I have seen builders get the land, chop down a garden full of beautiful mature trees and then tell planners there are no trees or wildlife there. By time the residents know what is happening it is too late as residents are not aware of their rights or

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planning rules and need protecting by their local planning department. It is very detrimental to the character of existing streets to "shoehorn" buildings in and causes wildlife that will have been there for many years to lose their habitat. The retention of trees and green areas in a residential area is vital. These areas are important to maintain good air in the area and provide a soothing break to the eye from buildings and should not be lost. Surely there are many Brownfield sites and land with derelict properties on in the Croydon area that should be prioritised for development and could be improved. The back gardens must remain designated as green belt and I object strongly to this proposal.

3821/01/005/DM2/O	Mr Richard Kellaway	Object	DM2	Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.	Change	The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to
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3824/01/005/DM2/O	Mr Stephen Lambert	Object	DM2	I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.	Change	The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to
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3825/01/009/DM2/S	Yasmeen Hanifa	Support	Soundness - Effective	DM2	I write to you having received this email from Gavin Barwell MP, the tone of which I find inflammatory and discriminatory towards the Gypsy and Traveller communities, and smacks of "not in my backyard".  I write as a resident of Addiscombe who recognises the huge problem of lack of affordable housing to buy and to rent in London promulgated by this Conservative government and the previous coalition government.  I fully support Croydon Council's proposals.	Welcome support
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3829/01/001/DM2/O

Dr L Bowen-Long

Object

Soundness - DM2  
Effective

Gardens acquisition – this tactic is far too general and enabling. It risks the spoliation of areas of greenery and pleasant living conditions for no gain. The conditions of acquisition must be tightly drawn with stringent criteria if such a policy is even considered.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3837/01/009/DM2/O

Mr & Mrs Hooper

Object

DM2

Policy DM2. I feel strongly that the existing classification of gardens as Greenfield should be maintained as at present. The presumption should be against building on gardens.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3842/00/003/DM2/O

Ms M de Villiers

Object

Soundness - DM2  
Effective

The test for the proposed policy on the development of garden land (DM2) is subjective and therefore weak. Policy DM2 should include a strong presumptions against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3846/01/008/DM2/O

Cllr M Gatland

Object

Soundness - DM2  
Effective

Development on garden land Does  
not comply with DM2 and the London  
Plan

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3847/01/003/DM2/O

Mr M Hayden

Object

DM2

Policy DM2 (p18) allows "garden grabs" to become much easier. National policy and London policy classifies gardens as greenfield, and there is an assumption against developing on gardens. But new Policy DM2 says that the council will allow building on gardens if "it will complement the local character and biodiversity is protected". This is totally subjective and so is a much weaker form of protection, and will provide cover for developers to be given planning consent to build on gardens. I oppose making it easier to build on gardens as it will remove green space from our neighbourhood. There should be a presumption against building on gardens.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3849/01/002/DM2/O

Maureen Messett

Object

DM2

I sincerely hope that my objections will be noted. I have lived in this borough for many many years and I hate seeing it gradually destroyed.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3852/01/001/DM2/O

Mr M Mulderry

Object

DM2

I object to this policy.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3861/01/001/DM2/O

Mr Neil Walker

Object

DM2

Gardens should remain green space and it certainly should not be made any easier for such space to be developed.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3864/01/011/DM2/O

Pauline Morgan

Object

DM2

Policy DM2 (p18) allowing use of gardens for development.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3867/01/004/DM2/O

Jenny Stanbridge

Object

DM2

Please note I am horrified at all of the following proposed planning proposals - Policy No: DM2. The development of garden land that is too weak

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3868/01/005/DM2/O

Angi Pyart

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3869/01/004/DM2/O

Mr Anthony Taylor

Object

DM2

I am writing to object to:  
3.Policy DM2 on development on  
garden land, which is too weak

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3871/01/005/DM2/O

Helen Peskett

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3874/01/005/DM2/O

Carol Winterburn

Object

DM2

object to

Policy DM2: Development on Garden Land, as the policy weakens the protection of Green Belt in the form of gardens, and does not comply with the London Plan

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3875/01/004/DM2/O

Celia Baughan

Object

DM2

development on garden land, which is too weak

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

Policy DM2 on development on garden land, which is too weak.

London's Strategic Housing Land Availability Assessment assumes that garden land will not be developed. The plan's proposal that the Council will permit new dwellings or other development where "it will complement the local character" is very subjective and extremely difficult to determine.

The proposed uses of Policy DM31.4 and Policy DM2 are inconsistent with the Croydon Local Plan's Strategic Objective 5: Ensure that high quality new development both integrates, respects and enhances the borough's natural environment and built heritage.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3877/01/004/DM2/O

Mrs Robin Ward

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3878/01/005/DM2/O

Imran Mahmood

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3880/01/005/DM2/O

Emma Bean

Object

Soundness - DM2  
Effective

I am writing to object to:

3.Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3881/01/004/DM2/O

Mrs Julia White

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3882/01/005/DM2/O

Wendy Moulton

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3890/01/005/DM2/O

Kathy Coughlan

Object

Soundness - DM2  
Effective

3. Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3892/01/011/DM2/O

Ms M Bailey

Object

DM2

Development on garden land is too weak and should include a much stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3893/01/008/DM2/O

Jan Payne

Object

DM2

Policy DM2 on development on garden land, which is too subjective and therefore too weak.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3896/01/008/DM2/O

Mr M Veldeman

Object

DM2

We have recently experienced flooding in the area and in the country. It has been explained repeatedly that concreting over any green areas contributes to the severity of the floods. Purley is already an area prone to flooding so any loss of gardens and green areas would be detrimental to the entire area and the environment generally.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan. Both national policy and London policy classify gardens as greenfield. There should be a presumption against developing on gardens. This policy is of particular concern when read in the context of the commentary at 11.11 and the table at 11.4.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3899/02/008/DM2/O

Ms E Rudduck

Object

DM2

Policy DM2 on development on garden land, which is too weak and people that have purchased houses with gardens have done so for a reason and do not wish to have other homes in such close proximity to them.

I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3903/01/002/DM2/O

Mr & Mrs Kim

Object

DM2

We object to the following proposed plans.  
DM2

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3904/01/007/DM2/O

Mr & Mrs Golbourn

Object

DM2

I would like to see Policy DM2 improved to prevent unsuitable development of garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3906/01/001/DM2/O

Mr & Mrs Blissett

Object

Soundness - DM2  
Effective

DM2 We oppose any relaxation in the policy restricting garden development, including the sealing of existing garden where land drainage may be impacted giving rise to potential flash flooding of neighbouring property and businesses.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3933/01/008/DM2/O

Mr & Mrs Thacker

Object

DM2

Policy DM2 on development on garden land, which is too subjective and therefore too weak. There should be a much stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3940/01/001/DM2/O

Shirley Shephard

Object

DM2

Policy DM2 (p18) allows 'garden grabs; to become much easier. National policy and London policy classifies gardens as greenfield, and there is an assumption against developing on gardens. But new Policy DM2 says that the council will allow building on gardens if it will complement the local character and biodiversity is protected'. This is totally subjective and so is a much weaker form of protection, and will provide cover for developers to be given planning consent to build on gardens. I oppose making it easier to build on gardens as it will remove green space from our neighbourhood. There should be a presumption against building on gardens.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3941/01/001/DM2/O

Mr Frances Sell

Object

DM2

Gardens are considered greenfield and should not be developed

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3942/01/008/DM2/O

Mr Scott Hunter

Object

DM2

Policy DM2 on development on garden land, which is too subjective and therefore too weak. There should be a much stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3943/01/008/DM2/O

Mr Steve Murray

Object

DM2

Policy DM2 on development on garden land, which is too subjective and therefore too weak. There should be a much stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3944/01/001/DM2/O

Mr & Ms Gin Pang &  
D'Archambaud

Object

DM2

We object to Policy DM18 on page 18 - I object to the reclassification of gardens as greenfield as this will encourage and provide cover for building developers to build on gardens and therefore green space from our neighbourhood.

Change

It is noted that the reference provided in this comment is incorrect, however, we have responded to the correct reference as per the given comment. The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; where a minimum of 10 metres and no less than 1/2 of the existing garden is retained after its subdivision and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to such applications.

3948/01/008/DM2/O

Mr C Rudduck

Object

DM2

Policy DM2 on development on garden land, which is too weak and people that have purchased houses with gardens have done so for a reason and do not wish to have other homes in such close proximity to them.

I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3949/01/008/DM2/O

Mr K Rudduck

Object

DM2

Policy DM2 on development on garden land, which is too weak and people that have purchased houses with gardens have done so for a reason and do not wish to have other homes in such close proximity to them.

I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

Reference:- 128 504 541 542 548

I am a resident of Shirley and strongly object to the current proposals to build on green belt land on the Shirley Oaks and surrounding areas.

There are plenty of brown sites that are unoccupied and could fulfill the purpose of providing new homes. Shirley is already tight for school places. St John's, in Spring Park Road, is increasing to 2 form entry already with the number of children living locally requiring education. The 367 bus serving the Shirley Oaks Village is infrequent and much more transport will be required. Parking is already a nightmare and with the lack of parking contemplated with the new build supply the problem will only get worse. There will be an incredible build up of traffic on the already congested Wickham Road and other local roads.

I believe this proposed building of traveller's sites and homes will change the whole ethos of Shirley and cause resentment and the lowering of living standards. This is a particular area of standard housing and should not be changed by the building of blocks of houses. Garden land should not be built on and this is an inappropriate development and should not be allowed to go ahead. Metropolitan Open Land has the same protection as the Green Belt and the rules should be followed accordingly..

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3958/01/002/DM2/O

Mrs P Mills

Object

DM2

Surely you cannot be serious about building in back gardens and the very few green spaces we have left. We have been fighting this for a great many years. I think if the council go ahead with this scheme they will never be forgiven.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3960/01/001/DM2/O

Mrs R Jennings

Object

DM2

Policy DM2  
I do not agree with building into gardens - gardens and green space need to be kept for now and for the future - for wildlife, and for general public well being. Building on brown field sites is the way forward and I object to this policy.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3978/01/015/DM2/O

Ms S Ikpa

Object

DM2

Policy DM2 on development on garden land, which is too weak, too subjective and does not comply with the London Plan;

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3982/01/003/DM2/O

Mr & Mrs Smith

Object

DM2

We are strongly against the planning ideas you have over green spaces. Please add these six against to planning ideas with references below

Change

- DM40.1
- DM2
- 40.4
- DM44.2
- DM28
- DM31.4

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3989/01/004/DM2/O

Mr & Mrs Thomas

Object

Soundness - DM2  
Effective

The Council has no interest in saving our valued gardens and the Policy to protect backland development is far too weak.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; a minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to such applications.

3992/01/010/DM2/O

Patricia Wood

Object

Soundness - DM2  
Effective

Also the development on garden land  
, Policy DM2, is unacceptable and is  
contrary to London's Strategic  
Housing Land Availability  
Assessment.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

3998/01/002/DM2/O

Mr P Skuse

Object

DM2

I personally object to some of the proposals - The Local Plan Policy DM2 (p18) There must be a limitation that garden size should leave at least 180 sq.m as garden, and that no garden may be reduced more than 50%.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4003/01/002/DM2/O

Mr & Mrs Lovatt

Object

DM2

My Wife and I object to any development in our back gardens as we grow for our food needs and plough back most of our green waste this important to us as we are helping the planet. We are willing have a green waste bin if approved please stop developers from proceeding

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4010/01/011/DM2/O

Mr R Morley-Smith

Object

Soundness - DM2  
Effective

The first of the two tests in the policy is highly subjective and therefore very weak.

Will be calling for Policy DM2 to include a much stronger presumption against development on garden land. Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4014/01/002/DM2/O

Mr R Swatton

Object

DM2

Policy DM2.  
I object to this proposal because it would seem to imply a policy of "land grabbing" for building "low cost" residential properties.  
This area would not be able to cope with the additional burdens to local services, amenities, and utility requirements.  
In view of the current political structure of Croydon South implementation of such policy may be deemed as a route to gerrymandering"

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4023/02/005/DM2/O

Ms S Amin

Object

DM2

Object to policy DM2 as too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w) A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4027/01/005/DM2/O

Debby Stanhope

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4028/01/005/DM2/O

Mrs S Dixon

Object

Soundness - DM2  
Effective

Policy DM2: Development on Garden Land, the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4031/01/001/DM2/O

Mr S Juggoo

Object

DM2

Policy DM2:  
Development on Garden Land as the  
Policy is too weak, too subjective and  
does not comply with the London  
Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4032/01/002/DM2/O

Ms S Lawson

Object

DM2

I object as this policy will make it easier for gardens to be built on, reducing the green spaces in the neighbourhood.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4034/01/001/DM2/O

Ms S Quay

Object

DM2

The change to the policy on garden development is contrary to the spirit of both the London Plan and the NPPF. Croydon is currently a green town and we citizens value our green spaces. We oppose any change that would enable them to be developed.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4036/01/011/DM2/O

Ms S Wheeler-Kiley

Object

Soundness - DM2  
Effective

The first of the two tests in the policy is highly subjective and therefore very weak.

Will be calling for Policy DM2 to include a much stronger presumption against development on garden land. Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:

1. de-designation of the Metropolitan Open Land around Shirley Oaks Village;

2. the use of the following five sites for housing:

- land at Poppy Lane reference number 128;

- Stroud Green Pumping Station, 140 Primrose Lane reference number 504;

- land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House reference number 541;

- land to the west of Shirley Oaks Road reference number 542; and

- land to the rear of 5-13 Honeysuckle Gardens reference number 548.

If the Council will not keep them as Metropolitan Open Land, these five sites should at least be designated as Local Green Spaces. Building housing on them would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?

3. the use of the following locations as gypsy/traveller sites:

- Coombe Farm off Oaks Road reference number 502;

- Coombe Lodge Nurseries off Conduit Lane reference number 661; and

- Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane reference number 755;

As the Council acknowledges, all three of these sites are in the Green Belt and one of them borders a Site

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w) A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

of Nature Conservation Interest.  
Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly:

“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.

The Council's approach is clearly in breach of that policy. All three sites are also some distance from public services and they are all in the same part of the borough (two are in Heathfield ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of gypsy/traveller sites in the borough - which I would question - they should look elsewhere (for example, off the Purley Way where the existing site is);

4.focussed intensification associated with gradual change of an area's local character under Policy DM31.4 of the Shirley Road Shopping Parade, Shirley local centre and Forestdale. Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium-rise blocks? Shirley local centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing the largely semi-detached buildings in these residential roads with medium-rise blocks would completely change the character of Shirley. Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too;

5.Policy DM2 on development on garden land, which is too subjective and therefore too weak. There should be a much stronger presumption against development on garden land; and

6.Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. Restricting parking spaces in such areas doesn't lead to fewer people owning their own car; it just leads to greater competition for existing spaces.

4050/01/001/DM2/O

Jenny White

Object

DM2

I have very serious concerns in the draft Local Plan which will threaten green spaces and the character of our neighbourhood.

Object to change of policy DM2 Garden Grabbing Policy. It does not compliment the neighbourhood because of intensity of development.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4051/01/013/DM2/O

Mr Matt Knight

Object

DM2

policy on development on garden  
land is too weak

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4058/01/008/DM2/O

Mrs Mary Gray

Object

DM2

Policy DM2 on development on garden land, which is too subjective and therefore too weak. There should be a much stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4059/01/008/DM2/O

Shirley Lidbury

Object

DM2

Policy DM2 on development on garden land, which is too subjective and therefore too weak. There should be a much stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4062/01/008/DM2/O

Mr & Mrs Keith & Susan Hobbs

Object

DM2

Policy DM2 on development on garden land, which is too subjective and therefore too weak. There should be a much stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4064/01/005/DM2/O

Mr Gregory Boyce

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4065/01/008/DM2/O

Mr Clive Jarvis

Object

DM2

Policy DM2 on development on garden land, which is too subjective and therefore too weak. There should be a much stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4066/01/014/DM2/O

Dr Chandra Pawa

Object

DM2

Policy DM2 on development on garden land, which is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4067/01/008/DM2/O

Mrs Marilyn Loader

Object

DM2

Policy DM2 on development on garden land, which is too subjective and therefore too weak. There should be a much stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4069/01/005/DM2/O

Dr Kenneth Lim

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4070/01/004/DM2/O

Ann McEvaddy

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4071/01/009/DM2/O

Mr & Mrs Tross

Object

DM2

Given the existing levels of brownfield sites in the area, these should be exhausted before encroaching on areas that would significantly alter the character of the area.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4072/01/005/DM2/O

Dr Abia Afsar-Siddiqui

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4073/01/005/DM2/O

Mr Graham Lyon

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4075/01/009/DM2/O

Kaljit Gata-Aura

Object

DM2

Policy DM2 on development on garden land which is too weak

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4077/01/002/DM2/O

Lister & Joyce D'Costa

Object

DM2

I wish to object to the following items in Croydon Council's Local Plan 1. Garden Grabbing as listed in Policy DM2 (p18) will allow building on gardens as long as it will complement the local character and biodiversity is protected. Having gone through this process with my neighbour on Pampisford Road which resulted in permission being granted to turn his property and garden into 9 flats and a garage with access to the Close, we can say this is totally subjective and so should be a presumption against building on gardens. Also this does away with our green spaces, reducing bio-diversity and increasing the risk of flooding.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w) A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4078/01/003/DM2/O

Mr & Mrs Belsey

Object

Soundness - DM2  
Justified

I strongly oppose to building in gardens. Firstly gardens are an important space for individuals to relax in from their busy lives. Gardens are also spaces for birds and wildlife. By reducing them our wildlife will gradually disappear. Also the reduction in trees and shrubs will cause more flooding, as there will be no roots to suck up the water. The trees also produce oxygen, which we breathe in, so this will result in more health problems.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4079/01/015/DM2/O

Melissa Chu

Object

DM2

Policy DM2 on development on garden land, which is too weak, too subjective and does not comply with the London Plan;

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4080/01/005/DM2/O

Natwarlal Patel

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4083/01/012/DM2/O

Mr Reuben Gata-Aura

Object

DM2

object to  
Policy DM2 on development on  
garden land which is too weak

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4085/01/002/DM2/O

Mrs Shelley Chatter-Singh

Object

DM2

Dear Councillors, I would like to officially put forward to you my strong objection to some of the policies that you are proposing within Croydon. My objections are particularly directed to the following policies:  
DM2 Garden grab

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

The Council's proposed policy on development on garden land - Policy DM2 - is much too weak. London's Strategic Housing Land Availability Assessment, which forms the basis of London Plan housing targets, assumes that garden land will not be developed. However, the draft Croydon Local Plan says:

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

a) it will complement the local character; and

b) biodiversity is protected" (page 18, Croydon Local Plan Detailed Policies & Proposals).

The first of these two tests in particular is highly subjective and therefore very weak. I object to this strongly.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4090/01/004/DM2/O

The Family Durling

Object

Soundness - DM2  
Effective

The first of these two tests in particular is highly subjective and therefore very weak. I will be calling for Policy DM2 to include a much stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4092/01/001/DM2/O

Valerie Wilshaw

Object

DM2

I object to this policy - garden grabbing.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4095/01/003/DM2/O

Vaughan Pomeroy

Object

DM2

There is a suggestion that the planning hurdle relating to the use of gardens for further buildings will lead, inevitably, to an increase in building density and, more importantly, to a loss of open ground to handle water run off. We have recently experienced flooding in the Borough and loss of gardens to hard structure will not be helpful in preventing further incidents. I am also concerned that some applications are being made to build outbuildings for offices in gardens, changing the character of purely residential areas.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4096/01/012/DM2/O

Mr Vince Hemment

Object

DM2

Policy DM2 on development on garden land, which is too subjective and therefore too weak. There should be a much stronger presumption against development on garden land;

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4099/01/003/DM2/O

Vivienne Murray

Object

DM2

Policy DM2 on development on garden land, which is too weak

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4104/01/011/DM2/O

Terrence & Jacqueline Spriggs

Object

Soundness - DM2  
Effective

The first of the two tests in the policy is highly subjective and therefore very weak.

Will be calling for Policy DM2 to include a much stronger presumption against development on garden land. Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4108/01/001/DM2/O

The Chudasama Family

Object

Soundness - DM2  
Effective

Policy DM2 (p18) - We oppose making it easier to build on gardens as it will remove green space from our neighbourhood. There should be a presumption against building on gardens.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

Object to Policy DM 2 on development on garden land.

This is subjective and weak. It also goes against London's Strategic Housing Land Availability Assessment, which forms the basis of London Plan housing targets, and assumes that garden land will not be developed.

It also indicates a short term approach, and the greater density and intensification will not result in the type of sustainable communities being sought.

There should in fact be a stronger presumption against the development on garden land. More densely populated areas will result in more cars, more pressure on busy roads during peak hours and more crowding on buses as well as reducing the green areas that help absorb the heavy rainfalls that are becoming more of a concern.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4114/01/001/DM2/O

Mr & Mrs Kaczanowski

Object

DM2

Below is a list of our objections:

Change

6. Policy DM2 - Garden Grabbing - development in garden sites. We object to the proposal as it will create a loophole for developers to create crammed developments and will certainly lead to reduction in green spaces in neighbourhoods.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4116/01/004/DM2/O

Mr & Mrs Mitton

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan. Both national policy and London policy classify gardens as greenfield. There should be a presumption against developing on gardens. This policy is of particular concern when read in the context of the commentary at 11.11 and the table at 11.4.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4120/01/004/DM2/O

Mr Michael Atkins

Object

DM2

Such development is often very contentious and causes unbelievable distress and harm to residents in the immediate and wider locality. Short term development approvals which are sometimes ill conceived, poorly designed, lack respect for the historical style of local housing stock, maybe politically motivated, and are often only for the developer's personal financial and selfish gain, should have no place in the Council's planning policies and should be rigorously vetted by cross party reviews. The proposed policy is too weak and subjective, and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4122/01/004/DM2/O

Mr David Hazzard

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4125/01/019/DM2/O

Councillor M Fisher

Object

Soundness - DM2  
Effective

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan. Both national policy and London policy classify gardens as greenfield. There should be a presumption against developing on gardens. This policy is of particular concern when read in the context of the commentary at 11.11 and the table at 11.4.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4137/01/008/DM2/O

Mrs S Rudduck

Object

DM2

Policy DM2 on development on garden land, which is too weak and people that have purchased houses with gardens have done so for a reason and do not wish to have other homes in such close proximity to them.

I am aware that more affordable houses are needed but please reconsider these plans which will totally change the area in which we have chosen to live and definitely not for the better.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4138/02/008/DM2/O

Ms S Rao

Object

DM2

Policy DM2 on development on garden land, which is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4139/01/005/DM2/O

Mrs S Chandarana

Object

DM2

The policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4139/02/005/DM2/O

Mrs S Chandarana

Object

DM2

The policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4141/02/005/DM2/O

Mrs S Deshpande

Object

Soundness - DM2  
Effective

I am writing to object to:

Change

3. Policy DM2: Development on  
Garden Land:

as the policy is too weak, too  
subjective and does not comply with  
the London Plan.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4145/01/013/DM2/O

Mr & Mrs Andrews

Object

Soundness - DM2  
Effective

I am grateful to the Council for consulting on the detailed policies and proposals that will make up the Croydon Local Plan. There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worse. I hope you will forgive me if I focus on these areas of contention. I am therefore writing to formally object to:  
5. Policy DM2 on development on garden land, which is too subjective and therefore too weak. There should be a much stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4153/01/005/DM2/O

Mr Gary Dean

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4154/01/005/DM2/O

Mr John Gibson

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4155/01/005/DM2/O

Mr John Male

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4157/01/005/DM2/O

Mr Mark Walker

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4160/01/004/DM2/O

Mr T.C Martin

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4161/01/015/DM2/O

Mr Trevor Watkins

Object

DM2

Policy DM2 on development on garden land, which is too weak, too subjective and does not comply with the London Plan;

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4163/01/004/DM2/O

mrs J Webb

Object

DM2

I wish to object to DM2 as it is too weak.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4166/01/012/DM2/O

Carol Holmes

Object

DM2

Policy DM2 on development on garden land  
Any relaxation of policy on garden land would greatly affect Shirley, which is an area of two-storey family houses, many with large gardens. To permit development of rear gardens would be disastrous, since gardens provide a vital environmental and ecological support. The proposed criteria to allow such development are subjective, allowing wide variety in interpretation: the policy needs stiffening to incorporate a much stronger assumption against development on garden land. This is especially needed, given that the London Strategic Housing Land Availability Assessment, which forms the basis of London Plan housing targets, assumes that garden land will not be developed at all.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4168/01/005/DM2/O

Catherine Martin

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4172/01/005/DM2/O

Mr B Cooke

Object

DM2

Policy DM2 on development on garden land, is too weak

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4177/01/004/DM2/O

Mr & Mrs Potter

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4180/01/004/DM2/O

Mr David Stagg

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4183/01/004/DM2/O

G.A Dale

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4184/01/005/DM2/O

Krutika Patel

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4185/01/004/DM2/O

L Gorrie

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4186/01/005/DM2/O

LB King

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

Object to DM 2 on development on garden land as it is too weak

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4188/01/005/DM2/O

N K Shaikh

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4189/01/005/DM2/O

Mr Roger Bolton

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4190/01/004/DM2/O

Mr Ronald West

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4191/01/005/DM2/O S.R Patel

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4192/01/005/DM2/O

Mrs Annette Merry

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4193/01/004/DM2/O

Claire Green

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4199/01/005/DM2/O

Mr F Partovi

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4200/01/010/DM2/O

Mr G Furmanski

Object

Soundness - DM2  
Justified

I object to:

5. Policy DM2 on development of garden land is too weak. It should include a stronger presumption against development of garden land

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4203/01/009/DM2/O

Mr J Beaven

Object

Soundness - DM2  
Justified

I am writing to submit my objection to:  
4. Policy DM2 on development on  
garden land, which is too weak;

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4206/01/005/DM2/O

Dr K Parke

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

Proposed Policy DM2 Development on Garden Land.  
The criteria for permitting new dwellings or other development within the curtilage of gardens of an existing dwelling are too weak and do not meet the NPPF instructions to Local Planning Authorities.

The NPPF states at para 46 the Local Planning Authorities should set out policies to 'resist' inappropriate development on garden land — the proposed policies gives guidance by which needs to be considered for 'approval' of development on garden land. The first criteria, where "It would complement the local character?" is highly subjective and unquantifiable. The second criteria, "where biodiversity is protected" is also too vague and indeterminable to make any informed judgement I object to these criteria being used in the determination of acceptable development on garden land, as they undermine the presumption against development on garden land and therefore ask for stronger positive criteria "to resist" development on garden land to be defined.

The National Planning Policy Framework Part 48 and 53, and the London Plan require Local Planning Authorities to define policies to "resist development" on garden land. The relaxation of the criteria in Policy DM2 is contrary to this guidance and directions from the NPPF.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable,
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations.
4. I recommend that consultation documents of such importance are given much wider publicity.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4211/01/005/DM2/O

B Busa

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4212/01/005/DM2/O

Bhavil Vyas

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

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4214/01/005/DM2/O

Mr J Turvey

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4218/01/010/DM2/O

Mr & Ms Morgan & Mason

Object

DM2

This policy is too weak.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

Object to DM 2 on development on garden land is too weak

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4222/01/004/DM2/O

Mrs Brenda Taylor

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4223/01/013/DM2/O

Mrs Mary Lane

Object

DM2

Policy DM2 on development on garden land, which is too subjective and therefore too weak. There should be a much stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4228/01/015/DM2/O

Sheila Newman

Object

DM2

Policy DM2 on development on garden land, which is too weak, too subjective and does not comply with the London Plan;

Change

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4229/01/004/DM2/O

Susan Piggott

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

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2. The preferred approach is deliverable, but not acceptable,
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4233/01/004/DM2/O

Mr & Mrs White

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4237/01/005/DM2/O

Jagdish Patel

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4239/01/005/DM2/O

Mr & Mrs Feast

Object

Soundness - DM2  
Effective

3. Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan:  
With the ambitions of Planners to build Garden Cities, so Croydon seems to want to go against the flow.  
Yet another policy to turn Croydon into an Inner London Borough and fall even further behind Bromley and Sutton.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

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4242/01/004/DM2/O

Mr & Mrs Jaques

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4244/01/008/DM2/O

Mr & Mrs Kelly

Object

DM2

Policy DM2 on development on garden land, which is too subjective and therefore too weak. There should be a much stronger presumption against development on garden land.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4245/01/012/DM2/O

Mr & Mrs Maguire

Object

DM2

DM2 on development on garden land,  
which is too weak

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4246/01/004/DM2/O

Mr & Mrs McManus

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4249/01/004/DM2/O

Mr & Mrs Grinham

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4250/01/004/DM2/O

Mr & Mrs Rasell

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

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4251/01/004/DM2/O

Mr & Mrs Westbrook

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4252/01/005/DM2/O

Mr & Mrs Worman

Object

DM2

Object to DM2 as it is too weak

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4254/01/005/DM2/O

Mr A Dawe

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4257/01/005/DM2/O

Mr A Rulkalai

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4261/01/005/DM2/O

Mr B Pope

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4265/01/005/DM2/O

Mr D Anderson

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4266/01/005/DM2/O

Mr D Bigglestone

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4267/01/005/DM2/O

Mr D Gooch

Object

Soundness - DM2  
Effective

3. Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4268/01/015/DM2/O

Mr D Nesterovitch

Object

DM2

Policy DM2 on development on garden land, which is too weak, too subjective and does not comply with the London Plan;

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4269/01/005/DM2/O

Mr D Patel

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4270/01/004/DM2/O

Mr D Payne

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

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4274/01/004/DM2/O

Mr E Mills

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4275/01/004/DM2/O

Mr G Drinkwater

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4276/01/004/DM2/O

Mr G Meacock

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4277/01/006/DM2/O

Mr H Bhanji

Object

DM2

Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4279/01/005/DM2/O

Mr H Khandelia

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4280/01/004/DM2/O

P.M Robertson

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4281/01/005/DM2/O

Mr I Roberts

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

I understand the need for regeneration, new housing and for spaces for travellers to rest. However I am deeply concerned as to your current plans in using Croydon's fabulous green spaces and encroaching on and changing existing, thriving communities with vague plans for developments. We have brownfield sites that could be used for these purposes as well as alternative proposals. I am writing to strongly object to; 1. The focused intensification with gradual change of area's local character under policy DM31.4 of Forestdale and Policy DM2 development of garden land. Forestdale is currently a family estate with young couples and families living in small maisonettes and family houses. Why on earth would we want to 'alter over time,' have 'large buildings with strong frontage's and 'development on garden land' in this wonderful green estate with protected trees? The centre of Croydon has fantastic new developments of some such homes which are urban living for those who desire it- you do not need to encroach on family housing and gardens to do this. It would completely change the character of the homes and family areas where children still play safely outside to have 'Medium Rise blocks with associated grounds.'

The Policy DM2 clearly assumes that garden land will not be developed and therefore the arguments that it will 'complement the local character' to lose such small gardens as they are in small terraced houses has no valid argument on the estate as it stands and they are inappropriate and weak. There is absolutely no detail as to how 'biodiversity' is to protected- vague and weak again.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4285/01/005/DM2/O

Mr J Balcombe

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4289/01/005/DM2/O

Mr J Patel

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

Object to DM 2 on development on garden land as it is too weak

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4292/01/005/DM2/O

Mr J Pugh

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4293/01/004/DM2/O

Mr Roberts

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4299/01/005/DM2/O

Mr Will Johnson

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4300/01/005/DM2/O

Mrs Carol Mamora

Object

DM2

I object to Policy DM2 on development on garden land, which is too waek.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4301/01/005/DM2/O

Mr K MacKenzie

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4315/01/005/DM2/O

Mr M Buja

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4316/01/005/DM2/O

Mr M Ogarwu

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4320/01/005/DM2/O

Mr N Turnbull

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4326/01/004/DM2/O

Mr M Norman

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4327/01/010/DM2/O

Mrs J Furmanska

Object

Soundness - DM2  
Justified

I object to:

5. Policy DM2 on development of garden land is too weak. It should include a stronger presumption against development of garden land

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4330/01/005/DM2/O

Mr K Shah

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4331/01/005/DM2/O

Mr N Chanuarana

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4332/01/005/DM2/O

Ms P Allen

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4333/01/015/DM2/O

Mr P Bhanji

Object

DM2

Policy DM2 on development on garden land, which is too weak, too subjective and does not comply with the London Plan;

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4334/01/005/DM2/O

Mr P Chapman

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4335/01/004/DM2/O

Mr P Cornish

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4337/01/004/DM2/O

Mr P Nesbeth

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4340/01/005/DM2/O

Mr R Spurgeon

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4342/01/005/DM2/O

Mr R Patel

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4343/01/005/DM2/O

Mr R Venuatakrisna

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4344/01/004/DM2/O

Mr & Mrs Rasbrook & Pickford

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4345/01/005/DM2/O

Messrs Eccles & Hivdess

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4347/01/005/DM2/O

Mr S Patel

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4348/01/005/DM2/O

Mr V Dawe

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4349/01/005/DM2/O

Mr W Whitehead

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4350/01/004/DM2/O

Mr W Pook

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4352/01/004/DM2/O

Mrs I Pegrum

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4354/01/005/DM2/O

Mrs L Bigglestone

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4356/01/004/DM2/O

Ms A Coyle

Object

DM2

I am writing to object to policy DM2 on development on garden land, which is too weak.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4357/01/005/DM2/O

Ms A Khandelia

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4358/01/015/DM2/O

Ms B Fontaine

Object

DM2

Policy DM2 on development on garden land, which is too weak, too subjective and does not comply with the London Plan;

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4359/01/005/DM2/O

Ms H Lishmund

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4360/01/006/DM2/O

Susana Winter

Object

DM2

Policy is too weak, too subjective and doesn't comply with London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

Object to DM 2 on development on garden land is too weak

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

Proposed Policy DM2 Development on Garden Land.  
The criteria for permitting new dwellings or other development within the curtilage of gardens of an existing dwelling are too weak and do not meet the NPPF instructions to Local Planning Authorities.

The NPPF states at para 46 the Local Planning Authorities should set out policies to 'resist' inappropriate development on garden land — the proposed policies gives guidance by which needs to be considered for 'approval' of development on garden land. The first criteria, where "It would complement the local character?" is highly subjective and unquantifiable. The second criteria, "where biodiversity is protected" is also too vague and indeterminable to make any informed judgement I object to these criteria being used in the determination of acceptable development on garden land, as they undermine the presumption against development on garden land and therefore ask for stronger positive criteria "to resist" development on garden land to be defined.

The National Planning Policy Framework Part 48 and 53, and the London Plan require Local Planning Authorities to define policies to "resist development" on garden land. The relaxation of the criteria in Policy DM2 is contrary to this guidance and directions from the NPPF.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable,
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations.
4. I recommend that consultation documents of such importance are given much wider publicity.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

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The National Planning Policy Framework Part 48 and 53, and the London Plan require Local Planning Authorities to define policies to "resist development" on garden land. The relaxation of the criteria in Policy DM2 is contrary to this guidance and directions from the NPPF.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet our Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable,
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability to meet the needs of future generations.
4. I recommend that consultation documents of such importance are given much wider publicity.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

## 2 Proposed Policy DM2 Development on Garden Land

The criteria for permitting new dwellings or other development within the curfiage of gardens of an existing dwelling are too weak. The first criteria, where "It would complement the local character" is highly subjective and unquantifiable. The second criteria, "where biodiversity is protected" is also weak. I object to these criteria being used in the determination of acceptable development on garden land, and ask for stronger criteria to be defined. The National Planning Policy Framework Para 48 and 53, and the London Plan require Local Planning Authorities to define policies to resist developments on garden land. The relaxation of the criteria in Policy DM2 is contrary' to these requirements.

For the reasons given above:

1. I do not think that the preferred approach is the most appropriate for Croydon to help us meet the Strategic Objectives set out in Section 3.
2. The preferred approach is deliverable, but not acceptable.
3. I do not think the preferred approach enables sustainable development, because it will compromise the ability of future generations to meet their own needs.

4. I recommend that consultation documents of such importance are given much wider publicity.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4373/01/004/DM2/O

Mrs J.M Martin

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4374/01/005/DM2/O

Tracey Plummer

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4375/01/005/DM2/O

Mrs J Roberts

Object

DM2

I object to Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4376/01/005/DM2/O

Angela Gill

Object

Soundness - DM2  
Effective

I am writing to object to:

Change

3.Policy DM2: Development on  
Garden Land:

as the policy is too weak, too  
subjective and does not comply with  
the London Plan.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4377/01/005/DM2/O

Caroline Taperell

Object

Soundness - DM2  
Effective

I am writing to object to:

Change

3.Policy DM2: Development on  
Garden Land:

as the policy is too weak, too  
subjective and does not comply with  
the London Plan.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4378/01/005/DM2/O

Jennifer Carrozzo

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4381/01/004/DM2/O

Mr & Ms Sagar & Allen

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4382/01/004/DM2/O

Kate Adams

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4384/01/015/DM2/O

Ms N Nesterovich

Object

DM2

Policy DM2 on development on garden land, which is too weak, too subjective and does not comply with the London Plan;

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4411/01/002/DM2/O

Maurice Brennan

Object

DM2

I strongly object to the inclusion of:  
Policy DM2 (p18) that allows "garden  
grabs" to become much easier. This  
is against all National advice and will  
permanently ruin many parts of  
Croydon.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4435/01/008/DM2/O

Mrs Janet Baine

Object

DM2

Policy DM2 on development on garden land, which is too weak.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4605/01/012/DM2/O

Natalie Sayers

Object

DM2

Policy DM2 on development on garden land, which is too weak

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4689/01/005/DM2/O

Kuldip Chana

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4690/01/005/DM2/O

Mr & Mrs Norman

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4695/01/005/DM2/O

Mr Richard Herring

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4700/01/005/DM2/O

Louise Norton

Object

DM2

Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

4716/01/001/DM2/O

Rachel Marland

Object

DM2

Policy DM2 - no changes to existing protection of gardens please

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

6067/01/004/DM2/O

T Morris

Object

DM2

Policy DM2 on development on garden lands, which is too weak and

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

This suggestion appears to be a reversal of the existing council policy which ceased to permit 'infill' development some years ago. The statement "The Council will permit new dwellings or other development within the curtilage or garden of an existing dwelling or the redevelopment of existing dwellings and their curtilage or gardens where:

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

The broad statement suggesting what the Council will permit within the curtilage or garden of an existing development is far too broadly drawn and appears to almost imply that anything is possible and potentially acceptable. The statement requires to be more definitive or prescriptive in order to provide more guidance. Gardens are a major factor in the biodiversity of the area and require more protection. Statement a) is essentially not a statement of policy since what might complement the local character is entirely subjective.

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

The Council's proposals to soften their requirements for back garden developments by PERMITTING NEW DEVELOPMENTS IN BACK GARDENS is of GREATEST CONCERN

The recent increase in the rate of approval of back garden developments has severely damaged the character of the Monks Orchard area in which I reside. Our Local Council directly oppose the requirements and intentions of Central Government in this regard. Their attitude towards back garden developments and the maintenance of local character is inappropriate, as back garden developments are NOT required to meet the Local Authorities Strategic Objectives. The proposed policies are NOT deliverable or sustainable. I am appalled that the Local Authority would even contemplate these proposals. This action will potentially degrade every property within the Croydon area.

1. The Croydon Local Authority proposes to soften their requirements for Back Garden developments by PERMITTING new developments in back gardens — (providing local character and biodiversity is protected). This policy contradicts the requirements of THE LONDON PLAN which requires that Garden Land will NOT BE DEVELOPED. See my list of other country wide regulations which oppose the promotion of back garden developments below under general comments, note 3)

2. The terms "complement the local character" and "protect biodiversity" are INADEQUATELY DEFINED. These terms are therefore open to interpretation/mis-interpretation.

3. Back Garden developments, by definition, increase residential density and reduce garden size. This reduces amenity space, and biodiversity.

THIS CREATES/ENCOURAGES INAPPROPRIATE OVERDEVELOPMENT.

Overdevelopment degrades the character of an area, reduces surface water absorption which can increase the risk of flooding in areas such as Monks Orchard. Additionally the reduction in biodiversity has a further adverse effect on amenity and the overall value of property, land and the

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; w)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

environment  
for the community.

4. The imposition of back garden  
developments in Monk Orchard is  
NOT  
NECESSARY to meet Croydon's  
strategic objectives.

5. The NPPF instructs LPA's to  
develop policies to RESIST  
development  
on garden land, NOT to provide  
means to allow development on  
garden  
land.

1. The Monks Orchard area is a  
respected and desirable residential  
area.

Residents and their families have  
moved into this area because they  
appreciate the relative peace, open  
space and the character of this area  
which is blessed with both variations  
in property size and the individuality of  
garden character and size.

This desirability and the variation of  
property and garden sizes support an  
integrated community of large and  
small families and both young and  
the old,  
in appropriate properties.

AN INCREASE IN BACK GARDEN  
PROPERTIES WILL REDUCE THE  
VARIETY OF PROPERTY SIZE AND  
TYPE, AND REDUCE THE  
APPROPRIATE AMENITY SPACE  
NECESSARY TO SUPPORT THE  
YOUNG AND THE SENIOR  
MEMBERS OF THE COMMUNITY.  
COMMUNITY

CARE AND SPIRIT WILL BE LOST.  
OPPORTUNITIES TO SUPPORT  
THE  
ELDERLY AND PHYSICALLY AND  
MENTALLY DISADVANTAGED  
MEMBERS OF OUR SOCIETY  
WITHIN THE COMMUNITY WILL BE  
LOST.

Residents in Monks Orchard have  
recently witnessed deterioration in the  
character of their area This  
deterioration has been principally  
precipitated by

over development. This over  
DEVELOPMENT HAS INCLUDED  
THE  
APPROVAL OF UNWANTED AND  
INAPPROPRIATE BACK GARDEN  
DEVELOPMENTS. It is disappointing  
that the Local Authority have chosen  
to

ignore the intentions of National and  
London requirements to approve  
these  
developments which are not needed  
to satisfy the demands of new  
housing  
within the Croydon area.

The electorate are unlikely to accept  
further deterioration in the quality of  
their  
homes, gardens and environment.

This policy cannot enable sustainability as it will:

- Promote inappropriate over development
- Increase the potential of flooding (by reducing water absorption and loss of water absorption by trees etc.)
- Reduce carbon dioxide capture (by reducing areas of photosynthesis)
- Reduce oxygen release (by reducing areas of photosynthesis).
- Reduce biodiversity (there have been many siting's of badgers and bats in the area).
- Have a strong adverse impact on the character of the area (by the loss of garden area, loss of openness and loss of amenity).
- Reduce of desirability of the area.
- Require additional schools, doctors, dentists, power facilities etc.
- Roads will become incapable of coping with increased traffic and parking.

The following comments relate specifically to proposals for back garden developments but can also be applied to the loss of green land generally as the latter impacts on the character of Croydon generally

1. The NPPF states that "Local Planning Authorities should consider the case for setting out policies "TO RESIST INAPPROPRIATE DEVELOPMENT ON GARDEN

LAND" NOT to provide the means to allow development on garden land. The proposed policy is without doubt a relaxation of the current regulations and therefore is designed to ENCOURAGE BACK GARDEN DEVELOPMENTS.

2. The London Plan supports a "PRESUMPTION AGAINST" GARDEN LAND DEVELOPMENT. The proposed policy is designed to ENCOURAGE BACK GARDEN DEVELOPMENTS. This contradicts the words and intentions of the mayor of London.

3. The LHS4 for Croydon assumes that garden land will "NOT BE DEVELOPED" Croydon Local Authority is sending out the message that they intend to PROMOTE back garden developments.

4. The proliferation of back garden developments is NOT necessary to fulfil the quota of new properties required to be built within Croydon.

5. Policy H5 states that back garden sites WILL ONLY BE PERMITTED

where they  
RESPECT THE CHARACTER AND  
PROTECT THE AMENITY OF  
ADJOINING  
RESIDENTIAL AREAS.  
This requirement is, in practical  
terms, almost impossible to fulfil. See  
paragraph 2.3 above

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7306/01/002/DM2/O

I D Grant

Object

DM2

I would like to register my objection to Policy DM2 in the Plan. While I do not object to appropriate development of garden land, I do not believe that there should be a presumption in favour of such development, but rather that each such application should be considered on its own merits and demerits.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2819/05/006/DM2/O

Peter Dolling

Object

DM2

Garden usage for development:  
I am not against reasonable development of gardens for own purpose providing sufficient garden is left to preserve green space. However I am against the trend for developers to target garden areas, if the adjacent neighbours object to it. Also the minimum separation lengths are inadequate.

Change

The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than 1/2 or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to

2764/03/001/4.025/O	Mr Derek Ritson <i>Monks Orchard Residents Associa</i>	Object	4.025	This paragraph is not strong enough. Existing trees which do not have TPO's can be felled prior to a development proposal- what guarantee can be afforded to mature trees of significant specimens on private land which do not have TPO's which are likely to be in an awkward position for redevelopment proposals? We have evidence that developers fell trees which are awkwardly positioned for a proposed development prior to placing a planning application or entering into pre-application discussions with the LPA. TPO's should be placed on mature good specimens trees on private land. Substantial important mature tree specimens on private land should be the subject of TPO's for the protection of the environment and for the benefit of future generations irrespective of whether development on the site is possible or envisaged.	The paragraph should ensure that TPOs are placed on mature trees on private	Change	The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; wb)A minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to
0203/03/037/DM3/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM3	Retirement Homes: Studies undertaken by McCarthy Stone and others have shown that where older people are forced to move more than a few miles from existing homes, friends and relatives, their quality of life is reduced and they become more isolated and more dependent on social services. To reduce the problem it is best to provide a mixture of housing including retirement homes in every community. The Cane Hill and the Town Centre redevelopments provide an opportunity to provide retirement homes in the Town Centre near to shops, doctors and public transport.	Change	The policy states that where there is an identified need within the borough, planning permission for residential care homes will be granted. This would not require residents of the borough to move away form the area to acquire this type of accommodation. Policy DM3 has been amended and welcomes supported living schemes in the borough.	

0320/01/008/DM3/S	Mr Tarsem Flora <i>Flora Associates</i>	Support	DM3	Residential Care + Nursing Homes		Welcome support	
				We note that although Croydon has more of such homes than any other borough, it does recognize that 1118 bed spaces will be needed by 2020 and 1450 by 2030. Hopefully these will be encouraged in areas other than in Purley which is already oversaturated with some 45 such homes (counted by PWRA some 10 years ago). We agree with preferred Option 1.			
2083/01/007/DM3/O	Mr Stewart Murray <i>Greater London Authority</i>	Object	DM3	As highlighted by paragraph 4.33 the sufficient provision of suitable housing for Croydon's aging population is critical. The revised Plan should refer to the London Plan's monitoring benchmarks for the provision of specialist housing for older people set out in table A5.1 of the London Plan and set out in its proposed policy how Croydon will seek to encourage provision to meet that need, including, potentially through led higher density mixed use redevelopment in Croydon's town centres.	The policy should refer to the London Plan's monitoring benchmarks for the provision of specialist housing for older people.	No change	The policy does not set out to restrict the development of new residential care or nursing homes where there is an identified need in the borough. This will be in accordance with Annex Five 'Specialist Housing for Older People' of the London Plan.
2168/01/004/DM3/O	Mr Duncan Clarke <i>London Borough of Sutton</i>	Object	DM3	The London Borough of Sutton is concerned that the policy limits the provision of care homes to residents within the London Borough of Croydon. The care home market for self-funders is not arranged on local authority boundaries and, therefore, it is difficult to see how the council will be able to make this policy effective.	The policy should not limit the provision of care homes to only residents of Croydon.	No change	The policy states that planning permission for new residential care or nursing homes will be permitted where there is an identified need in the borough. The policy therefore accords with the London Plan and aims to meet the demand for this type of accommodation in the borough.
2598/01/006/DM3/O	H A Chakera	Object	Soundness - Justified DM3	I strongly object to your policies .  DM 2 DM 40 DM 40.4 DM 41.3 DM 44.2, DM 28 DM 3 DM 31.4  Local shopping parades are empty due to draconian parking charges Whitgift and Centrale are empty Office Blocks empty		No change	There are no reasons given for the objection so no change can be made to the policy and its wording.

2851/01/002/DM3/O	Ms Frances Leece	Object	DM3	<p>The Plan's evidence base does not support the restricting of further residential care and nursing homes in the borough. On the contrary, the evidence makes clear that there is and will be, a need for further provision over the period to 2036. Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. The approach taken, which may include site allocations, should be clearly set out in the Local Plan.</p> <p>The emerging Local Plan fails to demonstrate how it plans to meet the needs of the future, especially with an ageing population. How will Croydon Borough be specifically and properly addressing national policy which responds to increased, and increasing, trends of an elderly population who need specialised care facilities or homes to meet their needs?</p> <p>The emerging policy fails to explicitly demonstrate how it will be meeting the needs of an ageing population with specific care and housing needs. In addition, the emerging policy is not compliant with national planning policy and guidance, which explicitly outlines that a range of housing types and sizes must be delivered by Croydon Council to meet the growing older population and the needs they have.</p> <p>The Council is asked to amend emerging Policy DM3 to reflect the objectively assessed housing need and national planning policy and guidance, to ensure the Plan meets its need for housing older people. This in turn will also meet its overall housing need, as older people will move into suitable accommodation out of houses that are too large for their need, which in turn will release family accommodation for those in need of larger homes.</p>	No change	<p>The policy states that planning permission for new residential care or nursing homes will be permitted where there is an identified need for this type of accommodation. This is in compliance with the National Planning Policy Framework and the London Plan. Accommodation of this nature is accounted for in the housing requirement for the borough and it is recognised that its provision often frees up housing within the area.</p>
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0203/03/038/Residential Annexes (Option 2)/C	<p>Mr Charles King <i>East Coulsdon Residents' Associat</i></p>	Comment	Residential Annexes (Option 2)	<p>Residential annexes: We are not opposed to houses adding residential annexes with separate internal facilities but are strongly of view that they should share the entrance to the existing property nor should they extend to the boundary fence in order not to alter the street scene by turning semi-detached properties into rows of terraced houses.</p> <p>We do not object to the annex remaining as a separate annex or to be incorporated back into a single dwelling as circumstances change.</p>	No change	<p>As set out in Option 2 (alternative policy), residential annexes would be permitted where they are ancillary to the main residence, share communal facilities within the main dwelling and have a single shared entrance. Other policies in the Plan would determine the appropriate siting and layout of the proposal in line with the area's design and local character.</p>
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0320/01/003/Residential  
Annexes (Option 2)/O

Mr Tarsem Flora  
*Flora Associates*

Object

Residential Annexes  
(Option 2)

We prefer Option 2 (4.44) and NOT  
the preferred Option 1. This is to  
stop misuse of the planning Law  
which we have noted is getting very  
prevalent.

No change

The comment is noted,  
however proposals for  
annexes will be considered  
by other policies of the Plan  
with the policy on Design,  
now numbered DM11,  
covering all building form  
including annexes.

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5 Employment

<i>Ref No</i>	<i>Representor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Soundness</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
1610/01/005/Non-specific/C	Mr Sean Creighton  Norbury Residents Association Joi		Comment			Noise. Specific problems with noise were identified: late night and early hours trading; fights outside Norbury pub; 24 access to the storage complex; the closing up for shops shutters; people meeting on industrial estates Drinking. Drinking is a problem on the streets, especially at the bottom of Roche Rd, and in the parks. It contributes to the litter problem. A no drinking zone is needed to deal with this. Variety of businesses. More control is needed over the types of businesses in the shopping parades. A greater diversity of shops and a nice pub is needed. Better quality of shops needed: nicer restaurants. There should be no more betting shops. Action should be taken with owners to get empty shop units into use. Shop fronts need improving especially those with fruit and veg displays outside. The Co-op should allow pop-up shops while it gets finalises its plans to have a London Rd frontage to its store.		No change	The Local Plan cannot influence all of the above points. The Local Plan sets out policies which controls the mix of uses within frontages within the District Centre.
1926/01/034/Non-specific/C	Councillor Luke Clancy		Comment	Soundness - Effective		A policy to promote the burgeoning cultural and creative quarter that is developing in the Crystal Palace triangle should be framed, in a similar vein to the proposed Restaurant Quarter policy, DM7		Change	DM4: Development in Croydon Metropolitan Centre, District and Local Centres will permit B1 uses in Secondary Retail Frontages to support the provision of office, research & development and light industrial workshops in town centres.

1956/03/004/Non-specific/C

Kevin Smith

Comment

In the last few years Croydon has lost thousands of jobs. Big employers have shut down or moved their operations inc. Age Concern (Astral House, Norbury), Allders, BT (Delta Point), Nestle. Others have reduced the number of employees, like the Home Office and the Council. It is not clear which sectors all these lost jobs have been in. New jobs have been created but these seem to be mainly in construction and in small businesses, especially in digital technology. The draft Borough Profile 2015 provides the latest analysis:

No change

The comment is noted

*Croydon TUC*

-The number of jobs in Croydon is estimated to have fallen over the last 10 years. In 2003 there were estimated to have been 153,000 jobs, down to 130,000 jobs in 2013. 'Latest estimates for 2014 suggest that Croydon has a much higher than average proportion of jobs in the wholesale and retail sectors; and in the public administration, education and health sectors.'

- In 2011 Croydon was a net exporter of workers. 54.8% of the 88,300 people who were recorded as working in Croydon in 2011 also lived in Croydon. However this cohort only accounts for 34.4% of the 140,600 Croydon residents whose place of work was recorded in the 2011 Census.'

- Nearly half of workers travelling in to Croydon for work drove to work in a car or van.

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1956/03/001/Non-specific/C

Kevin Smith

Comment

The Group welcomes much of the aims and objectives of the proposed Local Plan. However as the planning system is about finding a balance between competing land use proposals, it has to be as robust as possible in order to be able to defend the interests of residents against both Government and London Mayor requirements and the continuing loosening of controls over planning, at the same time as cuts in funding of Government grant by the Council and an increase the planning applications is overstressing the resources of the Council to adequately scrutinize applications and enforce infringements.

Welcome support

The comment is noted

*Croydon TUC*

2.The group is particularly concerned that forces outside the Council's control such as private developers rental and sale prices, the increasing role of private landlords, the continuing effect of the austerity measures, will simply increase the inequalities and social deprivation, and largely benefit newcomer residents who can afford the Borough's rising housing costs, and non-residents who come into Croydon to work, rather than existing residents who have a wide variety of needs which are not being met.

3.In August 2014 the Croydon TUC working party on the Council's Growth Plan submitted an analysis and made a number of recommendations. It received no response and it was only as a result of a challenge at the Whitgift CPO Public Inquiry that Jo Negrini, now Director Place, agreed to hold a meeting. At it she made it clear that she was not prepared to discuss the recommendations and some of there were outside her officer remit and should be discussed with the relevant Cabinet members. A request for a meeting with those members has not been replied to. This was drawn to in the list of unanswered letters and emails submitted to the Leader in a public question at the 7 December Council meeting. The detailed reply promised by the Leader is still awaited.

4.Despite this apparent ignoring of the Working Party report a number of issues it raised appear to be addressed in the Local Plan documents

1956/03/002/Non-specific/C

Kevin Smith

Comment

5. The Growth Plan working party report contained the following view of Croydon which summed up the views of many people many people at the time and many more have since. 'Croydon has not got have enough jobs for all the people who live in it. Central and North Croydon are already overcrowded with people in terms of the transport and car parking infrastructure and rubbish and litter. The railway, road and bus networks are overloaded. The Westfield/Hammerson development will not lift off in the way that the Westfield complexes in Stratford and White City have because of the overloaded transport system. The big employers, whose workers underpinned the retailers in the Whitgift Centre, have left the Borough. Public sector jobs have been cut. As employers cut back on workers and or cut wages there is less money for the Local economy. The projected 16,000 increase in the number of residents will further strain the system with people having to go out of Croydon for work. The building jobs will be short term; and the retail jobs low paid. Attempting to regenerate the neglected district centres could make things worse. The Growth Plan seems to be based on cramming more people in without improvements to the infrastructure. The quality of life has dramatically deteriorated in some of the districts with the increase in population and the further competition to use road space, both in terms of traffic flow and parking. There are not enough schools to meet the needs of children of the growing population. Moving around Croydon is now an uncomfortable challenge. More flats and houses along the London Rd will simply increase the number of residents. Unless there are more jobs there will be an increase in poverty. Proposals to increase the night time economy will add to the existing unacceptable level of noise. For many long term residents the quality of life has deteriorated so much in the last 5-6 years that more and more are talking about moving out of Croydon. Council officers talk about people wanting to live in South Croydon but are forced to live in North Croydon because they have no other options because of housing costs. The high population turnover, especially in the North leads to disengagement from social and political action, and the danger of increasing racism and xenophobia. The Council's Growth Plan seems committed to making these problems worse. Instead of a Growth Plan the Council should be adopting a

No change

The comment is noted

strategy of reducing the population in  
North Croydon and easing the  
pressures on the infrastructure.

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1956/03/003/Non-specific/C

Kevin Smith

Comment

Inequalities are increasing in parts of the Borough, especially in the North. There has been no significant reduction in inequalities in New Addington and Fieldway since the early 2000s, despite the investment of public money and the operation of some excellent community led projects. The Council has not analysed why there has been no significant improvement. Further benefit cuts, wage restraint and rising private rents and house sale prices, will increase inequalities across the Borough. The working group is not convinced that the Local Plan policies and proposals will help to reduce inequalities except in the sense that as house prices and rents rise lower income residents will be forced out of the Borough.

7. The draft Borough Profile 2015 produced for the Strategic Partnership Croydon indicates how those inequalities are increasing. The main points in it are as follows:

- Four North Croydon wards (Waddon, Broad Green, Selhurst, and Norbury) saw their population increase by more than 19% between 2001 and 2011.
- Croydon has become relatively more deprived between 2010 and 2015.
- Low income contributes towards 22.5% of the overall deprivation score.
- In Croydon 26.9% of jobs, approximately 24,000 jobs, are estimated to be below London living wage.
- Croydon has the fourth lowest ratio of average earnings (for full-time workers) to average house prices across London.
- In Croydon 23.2% of children are living in families affected by income deprivation, and is ranked the 70th most deprived authority
- Croydon's lack of skills and attainment in the population make it 220th most deprived borough out of the 326 English Local authorities.
- Croydon is the 22nd most deprived authority for crime with situation is worst in the North and the Centre.
- In relation to the barriers to housing and services (e.g. average distance to key services such as a GP surgery, primary school, post office, and a general store or supermarket household overcrowding, homelessness and housing affordability, Croydon is ranked the 19th most deprived authority.
- In relation to the indoor and outdoor living environments (houses without central heating, the proportion of houses that are in poor condition, air quality and road traffic accidents that cause injury to pedestrians and

No change

The comment is noted. The Local Plan seeks to address many of the issues raised in this comment.

				cyclists) Croydon is ranked as the 101st most deprived authority.		
2062/01/034/Non-specific/C	Councillor Jason Perry <i>London Borough of Croydon</i>	Comment	Soundness - Effective	A policy to promote the burgeoning cultural and creative quarter that is developing in the Crystal Palace triangle should be framed, in a similar vein to the proposed Restaurant Quarter policy, DM7	Change	DM4: Development in Croydon Metropolitan Centre, District and Local Centres will permit B1 uses in Secondary Retail Frontages to support the provision of office, research & development and light industrial workshops in town centres.
2071/01/034/Non-specific/C	Councillor Mario Creatura <i>London Borough of Croydon</i>	Comment	Soundness - Effective	A policy to promote the burgeoning cultural and creative quarter that is developing in the Crystal Palace triangle should be framed, in a similar vein to the proposed Restaurant Quarter policy, DM7	Change	DM4: Development in Croydon Metropolitan Centre, District and Local Centres will permit B1 uses in Secondary Retail Frontages to support the provision of office, research & development and light industrial workshops in town centres.
2083/01/015/Non-specific/C	Mr Stewart Murray <i>Greater London Authority</i>	Comment		Croydon proposes several policies in its Local Plan in relation to town centres, shopping frontages and retail uses. The consolidation of some of these policies may provide further clarity and facilitate their application.	The retail policies should be merged. No change	It is considered policies relating to retail policies work best as individual policies.
2448/01/034/Non-specific/C	Andy Stranack <i>Croydon Council</i>	Comment	Soundness - Effective	A policy to promote the burgeoning cultural and creative quarter that is developing in the Crystal Palace triangle should be framed, in a similar vein to the proposed Restaurant Quarter policy, DM7	Change	DM4: Development in Croydon Metropolitan Centre, District and Local Centres will permit B1 uses in Secondary Retail Frontages to support the provision of office, research & development and light industrial workshops in town centres.
2635/01/024/Non-specific/O	Paul Sandford <i>Bourne Society</i>	Object		A policy to promote the burgeoning cultural and creative quarter that is developing in the triangle should be framed, in a similar vein to the proposed Restaurant Quarter policy, DM7	Change	DM4: Development in Croydon Metropolitan Centre, District and Local Centres will permit B1 uses in Secondary Retail Frontages to support the provision of office, research & development and light industrial workshops in town centres.
2708/01/004/Non-specific/O	<i>Sainsbury's Supermarkets Ltd</i>	Object		Concern that the wording at para 5.58 does not reflect the NPPF and should make clear that any additional floorspace above the threshold should be subject to the NPPF tests.	Paragraph 5.58 does not reflect the NPPF. No change	To support the borough's Metropolitan Centre, District and Local Centres the policy will allow for an increase in floorspace for existing uses and occupiers without the need for the sequential test. Once this threshold has been met no further increase will be permitted. The impact assessment will be applied as set out in the NPPF.

2775/01/034/Non-specific/C	Cllr Tim Pollard <i>London Borough of Croydon</i>	Comment	Soundness - Effective	A policy to promote the burgeoning cultural and creative quarter that is developing in the Crystal Palace triangle should be framed, in a similar vein to the proposed Restaurant Quarter policy, DM7	Change	DM4: Development in Croydon Metropolitan Centre, District and Local Centres will permit B1 uses in Secondary Retail Frontages to support the provision of office, research & development and light industrial workshops in town centres.
2776/01/034/Non-specific/C	Cllr Helen Pollard <i>London Borough of Croydon</i>	Comment	Soundness - Effective	A policy to promote the burgeoning cultural and creative quarter that is developing in the Crystal Palace triangle should be framed, in a similar vein to the proposed Restaurant Quarter policy, DM7	Change	DM4: Development in Croydon Metropolitan Centre, District and Local Centres will permit B1 uses in Secondary Retail Frontages to support the provision of office, research & development and light industrial workshops in town centres.
2812/01/034/Non-specific/C	Cllr Jan Buttinger <i>London Borough of Croydon</i>	Comment	Soundness - Effective	A policy to promote the burgeoning cultural and creative quarter that is developing in the Crystal Palace triangle should be framed, in a similar vein to the proposed Restaurant Quarter policy, DM7	Change	DM4: Development in Croydon Metropolitan Centre, District and Local Centres will permit B1 uses in Secondary Retail Frontages to support the provision of office, research & development and light industrial workshops in town centres.
2829/01/034/Non-specific/C	Cllr Margaret Mead <i>Croydon Council</i>	Comment	Soundness - Effective	A policy to promote the burgeoning cultural and creative quarter that is developing in the Crystal Palace triangle should be framed, in a similar vein to the proposed Restaurant Quarter policy, DM7	Change	DM4: Development in Croydon Metropolitan Centre, District and Local Centres will permit B1 uses in Secondary Retail Frontages to support the provision of office, research & development and light industrial workshops in town centres.
2842/01/034/Non-specific/C	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Comment	Soundness - Effective	A policy to promote the burgeoning cultural and creative quarter that is developing in the Crystal Palace triangle should be framed, in a similar vein to the proposed Restaurant Quarter policy, DM7	Change	DM4: Development in Croydon Metropolitan Centre, District and Local Centres will permit B1 uses in Secondary Retail Frontages to support the provision of office, research & development and light industrial workshops in town centres.
3430/01/034/Non-specific/C	Mr Donald Speakman	Comment	Soundness - Effective	A policy to promote the burgeoning cultural and creative quarter that is developing in the Crystal Palace triangle should be framed, in a similar vein to the proposed Restaurant Quarter policy, DM7	Change	DM4: Development in Croydon Metropolitan Centre, District and Local Centres will permit B1 uses in Secondary Retail Frontages to support the provision of office, research & development and light industrial workshops in town centres.

3699/01/034/Non-specific/C	Cllr J Cummings	Comment	Soundness - Effective		A policy to promote the burgeoning cultural and creative quarter that is developing in the Crystal Palace triangle should be framed, in a similar vein to the proposed Restaurant Quarter policy, DM7	Change	DM4: Development in Croydon Metropolitan Centre, District and Local Centres will permit B1 uses in Secondary Retail Frontages to support the provision of office, research & development and light industrial workshops in town centres.
3804/01/032/Non-specific/C	Cllr L Hale <i>London Borough of Croydon</i>	Comment			A policy to promote the burgeoning cultural and creative quarter that is developing in the Upper Norwood triangle should be framed, in a similar vein to the proposed Restaurant Quarter policy, DM7;	Change	DM4: Development in Croydon Metropolitan Centre, District and Local Centres will permit B1 uses in Secondary Retail Frontages to support the provision of office, research & development and light industrial workshops in town centres.
4125/01/034/Non-specific/C	Councillor M Fisher	Comment	Soundness - Effective		A policy to promote the burgeoning cultural and creative quarter that is developing in the Crystal Palace triangle should be framed, in a similar vein to the proposed Restaurant Quarter policy, DM7	Change	DM4: Development in Croydon Metropolitan Centre, District and Local Centres will permit B1 uses in Secondary Retail Frontages to support the provision of office, research & development and light industrial workshops in town centres.
2154/01/009/5.013/S	Ms Anna Arthur <i>Croydon Arts Network</i>	Support	Soundness - Effective	5.013	The Arts Network welcomes the Council's understanding of the importance of small neighbourhood centres and its recognition that there is a role in facilities in them to meet the leisure and culture needs of the community.	Welcome support	
2154/01/010/5.014/S	Ms Anna Arthur <i>Croydon Arts Network</i>	Support	Soundness - Effective	5.014	The Arts Network welcomes the Council's understanding of the importance of small neighbourhood centres and its recognition that there is a role in facilities in them to meet the leisure and culture needs of the community.	Welcome support	
2154/01/011/5.015/S	Ms Anna Arthur <i>Croydon Arts Network</i>	Support	Soundness - Effective	5.015	The Arts Network welcomes the Council's understanding of the importance of small neighbourhood centres and its recognition that there is a role in facilities in them to meet the leisure and culture needs of the community.	Welcome support	

2083/01/014/DM4 (Table 5.1)/O	Mr Stewart Murray <i>Greater London Authority</i>	Object	DM4 (Table 5.1)	The Mayor welcomes Croydon's ambitions to support its town centres through consolidation and re-invigoration, including by enabling units outside core frontages to be redeveloped for housing. However, its approach to 'all other uses' in the Main and Secondary Retail Frontage may miss opportunities for wider land uses that could contribute to the viability and vibrancy of the town centre. In this regard, the wording in Table 5.1 should be amended to allow for other land uses that the Council deems would contribute to the viability and vibrancy of the town centre, while not detracting from its retail function	Table 5.1 should be amended to permit other uses which can contribute to the viability and vibrancy of town centres.	Change	DM4: Development in Croydon Metropolitan Centre, District and Local Centres will permit B1 uses in Secondary Retail Frontages to support the provision of office, research & development and light industrial workshops in town centres.
2819/02/002/DM4 (Table 5.1)/C	Peter Dolling	Comment	Soundness - Effective DM4 (Table 5.1)	Can you also please get a better balance of retail outlets in the high street there are far too many fast food outlets.		No change	DM4: Development in Croydon Metropolitan Centre, District and Local Centres restricts the number and concentration of hot food takeaways in main and secondary retail frontages within centres.
1592/01/003/DM4 (Table 5.2)/S	<i>Croydon Partnership Ltd</i>	Support	DM4 (Table 5.2) Croydon Metropolitan Centre	A number of changes to the Policies Map are suggested. In particular, it is proposed to extend the Primary Shopping Area (PSA) in CMC to include the entire Whitgift 'block', as well as the shops in George Street heading towards and up to east Croydon Station. We support the proposed expansion of the defined PSA as set out in the consultation document which would bring the existing, outdated, PSA boundary in line with the OAPF's Retail Core boundary. This proposed change will enable the Council's Proposals Map to be brought in line with the Croydon OAPF in terms of the Council's policy aspirations for comprehensive development in a significant part of the Retail Core.		Welcome support	
1949/01/022/DM4 (Table 5.2)/C	Beth Havelock <i>Transport for London</i>	Comment	DM4 (Table 5.2) Croydon Metropolitan Centre	Whilst TfL is satisfied with the extension of the Primary Shopping Area, it does include roads that form part of the tram network. It should be noted that any retail units should not impact on the highway or movement of pedestrians, cyclists and transport services.	Any retail units should not impact on the highway or movement of pedestrians, cyclists and transport services.	No change	The impact on the highway or movement of pedestrians, cyclists or transport services would be assessed at any planning application.

1610/01/038/DM4 (Table 5.2)/O  
 Mr Sean Creighton  
 Norbury Residents Association Joi

Object	Soundness - Justified	DM4 (Table 5.2)  Norbury (preferred option)	<p>1.The Plan proposes to redefine the District Centre.</p> <p>2.Option 1 would delete the northern stretch from Norbury Brook and the former office buildings and the fire station in the south.</p> <p>3.The JPC has no objection to this.</p> <p>4.Option 1 would downgrade the 1433-1493 to secondary retail status from main retail function. The document states: 'The MRF at this point is interspersed already with non A1 uses and whilst there is an argument for keeping the designation, there is a counter argument that it is a stopping the development of a restaurant quarter in this location.'</p> <p>5.In the past the Council has not consulted the Residents Associations about what their reaction to a Restaurant Quarter in this location would be. The general view of residents who express their view is that there is already more than enough restaurants and cafes in the District Centre. No justification is given by the Council as to why a Restaurant Quarter should be developed. There is also a danger that down grading a secondary shopping parade will prevent the ability of the Council to ensure there is an improved retail mix especially given the growing number of homes and rising population on both side of the District Centre. There is also a case for the current secondary retail frontages further south to the fire station to be given main retail frontage designation particularly with the large increase in population in the former office buildings of Astral and Windsor Houses on the other side of London Rd</p> <p>6.The alternative Option retains the stretch north of Norbury Brook but includes the deletion of the southern stretch. It includes the redesignation to SRF of 1433 to 1493. It also proposed to remove the SRF designation from 1327-9 and 1341-1371, which the JPC assumes will give them MRF status.</p>	Proposed amendments to Option 1  - Retain the MRF designation for 1433-1493 London Rd.  - Redesignate all the SRF parades as MRF.	No change	Redesignated all Secondary Retail Frontages as Main Retail Frontages will not allow for a flexibility of uses in the District Centre as Main Retail Frontages seek to protect A1 uses. The designation of 1433-1493 as secondary retail frontage would allow for a flexible range of uses in the Centre.
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1947/02/001/DM4 (Table 5.2)/O	Mr A Thompson  <i>The Co-Operative Group</i>	Object	DM4 (Table 5.2)  Norbury (preferred option)	The Proposed Change is to remove the 'Main Retail Frontage' from 1485-1489 London Road and to replace it with 'Secondary Retail Frontage'. We object to this change in designation. The Co-operative Group has plans to reinstate Class A1 uses (through the provision of a convenience store) along the London Road frontage of its ownership, which includes 1485-1489 London Road, replacing the vacant units that currently exist. This is part of a wider vision which includes residential development on adjacent land on Fairview Road. Given the close presence of the Main Retail Frontage on the east side of London Road, Class A1 uses in these units on the western side of London Road would also be deserving of a Main Retail Frontage designation. Class A1 uses in this location, via the provision of a new convenience store, would enhance the vitality and viability of Norbury District Centre. The units at 1485-1489 London Road should be designated as Main Retail Frontage rather than Secondary Retail Frontage to reflect the proposed Class A1 use of these properties.	No change	The change from Main Retail Frontage to Secondary Retail Frontage reflects the current use of the frontage and will allow for a greater mix of uses. This will not preclude any A1 uses coming forward in that frontage.
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1947/01/001/DM4 (Table 5.2)/O	Mr A Thompson  <i>The Co-Operative Group</i>	Object	DM4 (Table 5.2)  Norbury (preferred option)	The Proposed Change is to remove the 'Main Retail Frontage' from 1485-1489 London Road and to replace it with 'Secondary Retail Frontage'. We object to this change in designation. The Co-operative Group has plans to reinstate Class A1 uses (through the provision of a convenience store) along the London Road frontage of its ownership, which includes 1485-1489 London Road, replacing the vacant units that currently exist. This is part of a wider vision which includes residential development on adjacent land on Fairview Road. Given the close presence of the Main Retail Frontage on the east side of London Road, Class A1 uses in these units on the western side of London Road would also be deserving of a Main Retail Frontage designation. Class A1 uses in this location, via the provision of a new convenience store, would enhance the vitality and viability of Norbury District Centre. The units at 1485-1489 London Road should be designated as Main Retail Frontage rather than Secondary Retail Frontage to reflect the proposed Class A1 use of these properties.	No change	The change from Main Retail Frontage to Secondary Retail Frontage reflects the current use of the frontage and will allow for a greater mix of uses. This will not preclude any A1 uses coming forward in that frontage.
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0320/01/007/DM4.1/S	Mr Tarsem Flora  <i>Flora Associates</i>	Support	DM4.1	Employment  We accept Option 1	Welcome support	
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2041/18/001/DM4.2/C	<i>McKay Securities</i>	Comment	DM4.2	Policy DM4.2 should be amended to make clear that the proposals and changes of use which accord with table 5.1 relate to use of the ground floor only. All town centre uses are appropriate in town centres and these include a much wider variety of uses than those within Class A. If the Policy is retained in its current form it will prevent all other town centre uses outside of Class A from coming forward and will reduce flexibility and economic strength of the town centre. The policy as drafted is very restrictive and will not encourage the amount of new commercial development required (and identified) to come forward. The policy therefore will not achieve, and is inconsistent with, policies SP3.3(a), SP3.11, SP3.13(a) or paragraph 7.32 of the Croydon Local Planning Strategic Policies.	Policy DM4.2 should be amended to make clear that the proposals and changes of use which accord with table 5.1 relate to use of the ground floor only.	Change	DM4.2 has been amended to make clear that it relates to ground floor units only.
2041/17/001/DM4.2/C	<i>McKay Securities</i>	Comment	DM4.2	Policy DM4 should be amended to make clear that schemes which are not mixed use but instead propose a single, town centre use, will be acceptable and there will be no impediments or policy requirements to satisfy. The policy as drafted is very restrictive and will not encourage the amount of new commercial development required (and identified) to come forward. The policy therefore will not achieve, and is inconsistent with, policies SP3.3(a), SP3.11, SP3.13(a) or paragraph 7.32 of the Croydon Local Planning Strategic Policies.		No change	Non mixed-use developments would be acceptable provided that they comply with DM4.2 and Table 5.1
2041/07/001/DM4.3/C	<i>McKay Securities</i>		DM4.3	Policy DM4.3a is unrealistically restrictive to require that specific end users will be identified as occupiers of units prior to a planning application being made, and in effect means that only personal planning permissions will be granted. There is no justification for this within the NPPF or the NPPG and will prevent the market from providing spaces and units flexibly to respond to the needs of future occupiers.		No change	The policy does not require specific end occupiers to be identified prior to any planning application be made. DM4.3b sets out if there is no end occupier is identified at the time the application is made then the developer will be required to ensure a fitting out of the ground floor once an end occupier is identified to prevent units being left vacant.

2041/08/001/DM4.3/C	McKay Securities		DM4.3	Policy DM4.3b is unreasonable and takes no account of how the property industry is structured or how land is owned. In some circumstances it may be appropriate for landlords to offer to fit out their tenant's premises, but in other cases, shell and core developments are what tenants require. It is unreasonably onerous to require all tenants to be provided with a fully fitted out unit whatever the circumstances, and will only delay and constrict the pipeline of new commercial floorspace, to the detriment of the local economy.	No change	The policy seeks to secure that potential occupiers of new shell and core units in new developments outside designated frontages (which are in themselves less likely to be attractive to new occupiers) are not put off from locating in a lower value location by ensuring that the initial contract includes a free fitting out for the new unit. This is to avoid the situation of empty shell and core units blighting the street scene. The policy also aims to encourage residential development at ground floor level too by disincentivising developers from providing unviable, unusable commercial space in lower value locations.	
1610/02/011/DM5 (Table 5.4)/C	Mr Sean Creighton Norbury Residents Association Joi	Comment	Soundness - Effective DM5 (Table 5.4)	While welcoming the introduction of a new 'Neighbourhood Centres' designation AECOM 2 (para 10.1.3) states that it how will 'will be important to ensure that the policy approach to these areas is flexible, and is monitored closely to.'	No change	The policy approach is considered to be flexible.	
2830/01/001/DM5 (Table 5.4)/S	Ms Valerie Humfress	Support	DM5 (Table 5.4) Selsdon Park Road/Featherbed Lane	I agree with the proposal to include Forestdale in the Selsdon district which is our natural District centre. I also approve of the concept of designating a Neighbourhood centre at the Selsdon Park Road/Featherbed Lane junction. This is a thriving centre and convenient for local residents. It has a small supermarket, two chemists, a newsagent with sub post office, bakery, launderette, GP surgery and dentist so it's good to protect these services. There are also restaurants for fish and chips and Indian food plus daytime cafes and takeaways. The loss of the bank to become a betting shop was a shame although there are cash points at the newsagent and petrol station. There are also good public transport links. Some intensification in this locality may be appropriate if carefully designed and does not adversely affect the existing residents or businesses. Therefore I would not object if the intensification is only in the area shown marked as DM31.4 on the Changes of Policies map of Selsdon indicated in blue (page 165).	Welcome support	The comment is noted and support welcomed.	
0120/02/017/DM5.1/O	Addiscombe Residents Associatio	Object	DM5.1	We support this in principal however this policy lack detail	The policy should be more detailed.	No change	The comment is noted. It is relatively detailed as to what would and what wouldn't be permitted in Neighbourhood Centres.

2605/01/017/DM5.1/O	Ian Broyd	Object		DM5.1	We support this in principal however this policy lack detail	The policy should be more detailed.	No change	Policy DM5.1 is considered to be sufficiently detailed to achieve the intended purpose. Further, Policy DM5.1 will be implemented alongside policy DM5.2 and Table 5.3 which seeks to maintain the vitality and vibrancy of neighbourhood centres by liming large scale retail development outside of centres.
1956/03/023/DM6/O	Kevin Smith Croydon TUC	Object	Soundness - Effective	DM6	<p>1.The working party notes that the proposed policies on the mix of uses in shopping parades do not appear to reflect concerns of residents over the growing number of betting, money lending and fast food shops. It recommends that the policies be tightened up to ensure that it has some influence to curtail the growth of these uses.</p> <p>2.The working party notes that the list of local shopping parades does not discuss the potential future threats to them. For example Elmfield Way shopping centre, which is mentioned in the supporting evidence Excel sheet, is a small collection of local shops including a Post Office, pharmacy, butcher, grocer, hair dresser and dry cleaner. It appears to be under commercial pressure from supermarkets in Sanderstead and Selsdon (the florist has recently closed) but it remains quite vibrant and provides the best focus for the local community in the CR2 0 area.</p>	The Council should include a paragraph in the Local Plan on how it can support shopping parades from being adversely affected by commercial pressures elsewhere.	No change	Hot food takeaways (A5 uses) will not be permitted in shopping parades. Shopping parades in Croydon tend to offer local services which are unlikely to be affected by larger supermarkets. For this reason it is considered that it is not necessary for impact assessments for retail applications outside a designated centre to assess the impact on shopping parades. They will continue to assess the impact on the Metropolitan, District and Local Centres.
2128/03/023/DM6 (Table 5.6)/O	Cllr Steve O'Connell AM	Object		DM6 (Table 5.6) Old Lodge Lane	I also have concerns around the reclassification of parts of the Old Lodge Lane Shopping parade that I feel would have a negative effect on the vibrancy of that area, if we were to lose some retail.	Old Lodge Lane should continue to be designated as a shopping parade.	No change	This parade has been reassessed and does not meet the criteria to remain designated as a shopping parade as it contains less than 6 retail units. However, this does not mean that the remaining shops will close as those that remain will stay open if they are commercially viable. Likewise being designated as a Shopping Parade doesn't mean that the shops will stay open if they are not commercially viable.

2760/01/001/DM6 (Table 5.6)/O	Mr David Hooper	Object	DM6 (Table 5.6)	Question: I wish to comment on the Croydon Plan and the impact for the local shopping parade opposite New Valley School in Old Lodge Lane, Purley/Kenley Ward. I understand that there is a move by the Council, in the Plan, to de-classify this parade, which includes flats, restaurant and a Costcutter store. If this happens, then it could theoretically mean that the whole block could become housing and the commercial outlets could therefore disappear. I would like to insist that the Costcutter general store is essential for the local community, because if were to disappear, there would be no local shops for more than a mile. There are many people in the area who are elderly and have mobility problems, plus there are many people living in Council housing (Croftleigh Estate) who do not have there own transport.If the shop were to close and be taken over as housing, it would be a disaster for the area and particularly for local residents. De-classification of the parade should not be allowed to happen.	No change	This parade has been reassessed and does not meet the criteria to remain designated as a shopping parade as it contains less than 6 retail units. However, this does not mean that the remaining shops will close as those that remain will stay open if they are commercially viable. Likewise being designated as a Shopping Parade doesn't mean that the shops will stay open if they are not commercially viable.
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2812/01/003/DM6 (Table 5.6)/O	Cllr Jan Buttinger  <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM6 (Table 5.6)	The Old Lodge Lane shops must also be maintained.  They are vital for the elderly and vulnerable residents who live in this remote part of Kenley.	The Old Lodge Lane shops must also be maintained.	No change	This parade has been reassessed and does not meet the criteria to remain designated as a shopping parade as it contains less than 6 retail units. However, this does not mean that the remaining shops will close as those that remain will stay open if they are commercially viable. Likewise being designated as a Shopping Parade doesn't mean that the shops will stay open if they are not commercially viable.
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2805/01/002/DM6 (Table Mr Ken Baker  
5.6)/O

Object

DM6 (Table 5.6)  
  
Portland  
Road/Sandown Road

The designation of Shopping Parade should be applied to more stretches than just the "Dip" (as it is known locally) of Market Parade and those which are not currently within a Conservation Area. It is already an unbelievable anomaly that no.147 was excluded from this long-standing designation- resulting in yet another loss to our street vibrancy- but now that our Government has seen fit to 'relax' Planning restrictions on "Change of Use", the protection of our significant shopping 'hubs' becomes even more vital. Currently, the designation of more Parades would seem the only way of achieving this goal. I accept- as PPR's Regeneration Strategy did- that one cannot force a commercial property to succeed and some will succumb to the increasing market pressure to convert to much-needed dwellings, but what used to be a continuous ribbon of shops in Portland Road has already begun to evolve organically into clusters of commercial outlets. With South Norwood's still attractive property prices and the huge benefit of our transport links (the more recent Overground in particular) our area is set to improve hugely and the influx of more people- especially young professionals- will force a demand for higher quantity and quality of commercial outlets on our main street. Once a shop premises is lost, however, it is very difficult to regain; Parade designation could halt a rush to convert.  
The existing 'parades' at the SE end of Portland Road are prime claimants for "Parade" status, but I would also cite nos.88-110 for such designation- especially when viewed in conjunction with 113-121 opposite:

88-110 Portland Road should be designated as a shopping parade.

No change

These units have previously been assessed and did not meet the criteria to be designated as a shopping parade.

2776/01/005/DM7 (Table Cllr Helen Pollard  
5.7)/C

*London Borough of Croydon*

Comment

Soundness -  
Effective

DM7 (Table 5.7)

The Restaurant Quarter should retain a diversity of retail activity. Planning that favours restaurants/bars over other shops and offices is counter-productive economically and socially in this part of South Croydon.

No change

These parades have been designated to support the Restaurant Quarter and so only certain uses are permitted to support and maintain these uses. Other retail and town centre uses are permitted in the remainder of the Metropolitan Centre.

1592/01/002/DM8/S	Croydon Partnership Ltd	Support	DM8	<p>Draft Policy DM8 sets out the preferred approach to development in edge of centre and out of centre locations. The Council wishes to ensure that the vitality and viability of the Borough's town centres is maintained and increased. They aim to do this by requiring new development proposals for main town centre uses in edge of centre and out of centre locations to be in accordance with Table 5.9 and by applying planning conditions to control development proposals including the subdivision of units, extensions and the range and mix of convenience and comparison goods sold. Table 5.9 sets out that in edge of centre and out of centre locations all proposals which result in a unit greater than 2,500m<sup>2</sup> for Class A1 - A4, office and other main town centre uses will be required to submit an Impact Assessment to the Council. CLP support the principle of the proposals set out in DM8 and consider them necessary to ensure that Croydon Metropolitan Centre's (CMC) vitality and viability is enhanced as the Council wishes, and to ensure that the Retail Core can meet its policy aspirations as set out in the London Plan's Strategic Policy Direction for the CMC and in the Croydon OAPF. However, this support is on the basis that the proposed changes to the Policies Map are also brought forward.</p>	Welcome support		
1592/01/004/DM8/C	Croydon Partnership Ltd	Comment	DM8	<p>We would request that if the preferred option for Policy DM8 is to be adopted as drafted, it is brought forward in unison with the proposed amendments to the PSA (which are identified as arising from draft Policy DM4). The two changes are meant to work hand in hand, and progressing one without the other will result in a disjointed Local Plan.</p>	<p>DM8 should be brought forward in unison with the proposed amendments to the PSA.</p>	No change	<p>This policy is to be brought forward with the proposed amendments to the PSA.</p>

Wyeval Garden Centres Ltd

Object

DM8 (Table 5.9)

It is noted that the preferred option for Policy DM8 seeks to restrict any extension to the floor area of existing out-of-centre retail sites to 10% of the original building. This is considered unduly restrictive, for reasons already raised with the Council in our correspondence dated 28th November 2013.

Garden centres have very specific characteristics which render an out of centre location essential. The goods that they sell have a very high bulk to low value ratio which render a town centre site unviable and impractical. In addition, the space requirements resulting from the nature of the goods sold, means that a 10% increase in floor area is unlikely to be sufficient to make a meaningful contribution to improving the efficiency or viability of the business.

Accordingly, our client objects to the overly restrictive nature of Policy DM8 which would restrict the sustainable development of existing specialist businesses by preventing them from extending their existing operations sufficiently so as to maintain their responsiveness and competitiveness in a changing market. This would serve to reduce the competitiveness of the business and could lead to its eventual demise, to the detriment of the local economy. In this manner the policy would not assist in meeting the Council's Strategic Objective of making Croydon a place of opportunity which fosters enterprise and reduces economic deprivation and unemployment.

Given, the specific characteristics of garden centres and the goods they sell, they are not in direct competition with the high street and accordingly the relaxation of the proposed criteria as it relates to such specialist uses would not undermine the Council's intended support for the town centre. In this regard they can be viewed as more akin to office development or other town centre uses, whose location does not undermine the retail function of an identified centre.

it is requested that Policy DM8 be amended to accommodate the specific needs of certain specialist retailers such as garden centres, by excluding them from the general category of Class A1 – A4 uses and, as a minimum, by including them in the class with offices and other main town centre uses which would impose an increased threshold limit on new development of 20% of the original building.

No change

Table 5.9 offers flexibility to existing occupiers by allowing them to increase by up to 10% without the requirement for a sequential test. Once this threshold has been met no further expansion will be permitted to support the Metropolitan Centre, District and Local Centres. It is not considered that garden centres have special circumstances that require them to be excluded from the A1 to A4 uses.

0203/03/027/DM9/S	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Support	DM9	<p>Ulswater Crescent: We are strongly in favour of this being designated as industrial and were very pleased when Waitrose selected this site for their Dot Com Fulfilment Centre employing over 600 people when fully operational. However, we do feel that where there is a case for local community use, that provides employment and provides services to the local community a change of use should be permitted on a case by case basis.</p> <p>Gateway Business Park: This area adjacent to the bypass is being redeveloped with modern building mainly of glass and metal cladding construction for the vehicle retail. These types of buildings are suitable for the bypass, but not for the Town Centre. We have supported the construction of these buildings and the car sales outlets that they have attracted</p>	Welcome support	
2770/01/002/DM9/C	Mr Peter May	Comment	DM9	<p>DM9 If indeed there is a requirement to increase the number of premises for industrial / warehouse useage I would agree that turning existing low density industrial / warehouse useage into higher density useage makes sense. However, it has to be very clear that there really is a need to increase this and that proper drainage is built into such scheme to deal with the inevitable increase in rainfall run-off and flood risk that this will cause. In addition that the increase in traffic demand is also properly taken into account.</p>	Welcome support	<p>The support is welcome. Other policies of the plan already consider flood risk and impact of new development.</p>

## 6 Urban Design and Local Character

<i>Ref No</i>	<i>Representor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Soundness</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
1610/01/007/Non-specific/C	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>		Comment			<p>Norbury Station Railway Bridge. This needs to be improved e.g. with murals on the walls; large art works. The road under the bridge should be widened and a tunnel provided for pedestrians.</p> <p>Bin collection. The Council must improve its bin and rubbish collection services. There are health issues with rodents and foxes routing around in black sacks.</p> <p>There should be better enforcement against spitting and dropping chewing gum, cyclists riding on pavements, litter dropping and fly-tipping and planning infringements, dog fouling, parking infringements, dangerous driving and speeding. In particular there should be action against the illegal car sales lot by Norbury Station.</p>		No change	<p>The Council values the positive contribution that public art plays in enhancing Croydon's public realm and where appropriate will encourage public art to be incorporated.</p> <p>Matters relating to road widening, bin collection, health and safety, anti-social behaviour and traffic offences are not matters that can be considered through the Local Plan process.</p>
0105/04/001/6.012/O	<i>Monks Orchard Residents Associa</i>		Object		6.012	<p>The paragraph indicates that an increase in the communal amenity space from those identified in the Mayor of London's Housing Supplementary Planning Guidance. However we have searched the London Plan and the supplementary planning guidance and cannot find any parameter for "Communal Open Space" so what is the increased amount? At least bring forward the current UDP Policy RO12 into CLP2. If not specified, developers will not offer any communal open space for residents of developments for multiple occupation or blocks of flats. The private amenity space for balconies is specified in the London Plan; however, that is private amenity space, there is no specified allocation given per occupant of houses or flats with multiple occupation for "communal open space" for those occupants so developers will only offer what they can get away with! Without an allocation of communal open space the flats and dwellings of multiple occupation will become the future slums.</p>	Saved UDP RO12 should be included in the Detailed Policies.	Change	<p>The policy has been amended to include a specific policy</p> <p>"DM10.6In addition to the provision of private amenity space, proposals for new flatted development and major housing schemes will also need to incorporate high quality communal outdoor amenity space that is designed to be flexible, multifunctional, accessible and inclusive."</p>

2764/16/001/6.013/O	Mr Derek Ritson <i>Monks Orchard Residents Associa</i>	Object	6.013	London Plan Table 3.3- Only provides GIA, only gives 'Private Amenity Space' for children's play areas and then only for 10 or more units. So below 10 units, Kids play in the street! CLP1 states that Policy RO12 could be retained or a new policy provided for 2017 in CPL2. UDP Policy RO12 does adequately give a requirement. Therefore we suggest that RO12 be retained. Any New Policy which does not specify the allowance of "Communal Open Land" for residents of houses of multiple occupation or blocks of flats would be detrimental to future generations living in those places of occupation. If there is no definitive requirement, developers will not provide any communal open land and planning officers or the planning committee will not be able to refuse an application on grounds of lack of communal open space. We really do not require concrete everywhere! An allocation as given in UDP RO12 would ensure that developers maintain an area of communal open space for any developments for multiple occupation - especially those that do not have balconies.	Saved UDP Policy R012 should be retained or a policy should set out the requirements for communal open space.	Change	An additional policy (DM10.4) will be added with the following wording. "In addition to the provision of private amenity space, proposals for new flatted development and major housing schemes will also need to incorporate high quality communal amenity space that is designed to be flexible, multifunctional, accessible and inclusive."
0535/01/002/6.023/O	Mr Peter Morgan	Object	6.023	Parking should be convenient to the user. This key principle should be made clear in the LDF. This necessity often means close to the main entrance. Parking to the front of the budding will often be the best location.		No change	The Council acknowledges and understands the need to accommodate parking within new developments however this must be balanced with the need for good design, including the need to ensure all developments are inclusive and accessible. The design and layout of front gardens, including the number and location of forecourt parking, can play an important role in creating a sense of 'arrival' and can either postively enhance or detract from local character.
0203/03/012/6.050/S	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Support	6.050	Public Realm 6.50 A well-designed, cared for and high quality public realm <sup>13</sup> plays an important role in reinforcing the perception of Croydon as a welcoming, safe and accessible place. Croydon's aspirations for its public realm are outlined in the Croydon Local Plan Strategic Policies SP4.6 to SP4.10.  We support and believe this applies equally to the outer district town centres		Welcome support	

0203/01/049/6.098/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment		6.098	Public Art is a way of making a Town Centre interesting and celebrating its past history. Art can range from blue plaques, information boards to statues and water features. Also opening up the Surrey Iron Railway ancient monument will contribute to making the town an interesting place to visit. The Council should commit to providing public art in the town centre as way of keeping interest in the town centre and reflecting its history.	The Council should commit to providing public art in Coulsdon town centre.	No change	The Council values the positive contribution that public art plays in enhancing Croydon's public realm and where appropriate will encourage public art to be incorporated.
2154/01/012/6.102/O	Ms Anna Arthur <i>Croydon Arts Network</i>	Object	Soundness - Effective	6.102	The Arts Network welcomes the inclusion of the policy on public art, but considers it is limited in its vision.	Amend paragraph to say 'Public art should not be confined to statues, but can be incorporated in imaginative, simple and cost effective ways such as bespoke paving, gates, lighting, signage, street furniture, playground equipment, railings and landscaping, and mural paintings, ceramic murals, decorative roof pelmets, and substantial works of art of flat roofs especially where they will be visible to pedestrians given their location'	Change	The reason justification includes some of the forms of public art outlined above. The reason justification has been amended to incorporate bargeboards and works of art on the building's elevation. The text now reads "By considering public art during the early stages of the design process and clarifying the scope at the beginning of the Design Team Service process, opportunities can be taken to integrate public art into the fabric of the development itself in more imaginative ways. Public art should not be confined to statues, but can be incorporated in imaginative, simple and cost effective ways such as bespoke paving, gates, lighting, signage, street furniture, playground equipment, railings and landscaping, murals (painted or ceramic), decorative bargeboards or. Works of art incorporated on elevations where they will be visible to pedestrians."
2843/01/010/6.128/O	<i>Minerva</i>	Object		6.128	This paragraph should clearly cross refer to the current list of Croydon Panoramas and Local Designated Views.	This paragraph should clearly cross refer to the current list of Croydon Panoramas and Local Designated Views.	Change	Policy DM16: Views and Landmarks, paragraph 6.127 has been amended to include a reference to table 5.2 of the Croydon Local Plan: Strategic Policies

2843/01/011/6.135/O	Minerva	Object	6.135	It is considered that this paragraph is appropriate; however the following text should be added for clarification "heritage setting is not itself a heritage asset or a heritage designation but its value lies in what it contributes, if anything, to the significant of the relevant heritage asset".	The paragraph should be amended to include "heritage setting is not itself a heritage asset or a heritage designation but its value lies in what it contributes, if anything, to the significant of the relevant heritage asset".	No change	Both the National Planning Policy Framework and the recent guidance (The setting of Heritage Assets - Historic Environment Good Practice Advice in Planning: 3) published by Historic England provide a detailed explanation about the setting of heritage assets. Both these documents are listed as key evidence within the reason justification.  It is considered that these documents along with the Council's Conservation Area General Guidance, the individual Conservation Area Appraisal and Management Plan and the Local Heritage Area Review sets out the features and characteristics, and the contribution they make to the setting and character of Croydon's heritage Assets.
2077/01/003/6.145/O	Mr David Page Mid Croydon Conservation Area A	Object	6.145	Why should new building be discouraged from copying? Surely in many cases this will integrate the new building with the old ones?		No change	Copying heritage assets would have detrimental impact on the recognition of their original qualities, their quality and authenticity of their setting. Attempts to replicate historic buildings usually result with significant discrepancies mainly due to technological progress. They should be considered as pastiche rather than copies. Such an approach does not constitute good design as described in paragraphs 60-64 of the National Planning Policy Framework.
2077/01/004/6.150/C	Mr David Page Mid Croydon Conservation Area A	Comment	6.150	How does this paragraph square with the Westfield Development planning permission which will have a massive impact on the conservation area? Or will this policy only apply to applications the Council is not in favour of?		No change	Each proposal is assessed on its own merit. Applications in conservation areas (and those affecting heritage assets) will need to demonstrate that it will result in a high quality development that would respect and positively enhance or preserve the character and appearance of the conservation area.

0320/01/009/DM10  
(Table 6.1)/O

Mr Tarsem Flora  
  
*Flora Associates*

Object

DM10 (Table 6.1)

Amenity space in flatted developments- We accept minimum standards as set out in Table 6.1 (p. 54)  
Please can the council define amenity space - e.g. balconies, gardens, green roofs etc. (6.32 to 6.43 noted).Also need to clarification of amenity space / play space.

Change

An additional policy (DM10.4) will be added with the following wording. "In addition to the provision of private amenity space, proposals for new flatted development and major housing schemes will also need to incorporate high quality communal amenity space that is designed to be flexible, multifunctional, accessible and inclusive."

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2764/18/004/DM10  
(Table 6.1)/O

Mr Derek Ritson

*Monks Orchard Residents Associa*

Object

DM10 (Table 6.1)

1 Bedroom House or Flat Minimum Private Amenity Space of 5m2. If this is the allocation for a house, the amenity space would be less than the width of the house and only about half a metre wide which is about the dimensions of a pathway. And if this amenity space is shared between the front and rear of the property it's half a pathway at front & rear? How can this dimension be acceptable! How close would be the adjacent dwelling? Would it be possible to get the scaffolding up between the properties to actually build them? This Private Amenity allowance describes the amenity space for a balcony of a flat- not a house! If this amenity space is shared between front and rear of a house- the front door would open onto the street? Are we going back to the 20's style of development that actually opened on to the pavements like those shown in Coronation Street? Why is there a difference between affordable housing? Why the difference, presumably those in affordable housing can afford more children? Presumably the poor kids have only room for one arm or leg to play in the allotted space, the rest of the poor souls' bodies must be indoors and it's even less for the unaffordable house. These amenity standards are laughable- it's questionable if a builder could actually build to these limits. Barely enough room to get the scaffolding up between developments. These dimensions must be for flats as they are inappropriate for houses. What is the point of such stupid limits when facing windows of opposite housing developments must not be less than 18m (i.e. 9m deep for each facing rear garden) which would practically provide a minimum 9m deep by the width of the house as the minimum amenity space allowable for any house? Are new dwellings to be built with hardly any distance from the pavement where pedestrians could peer in through the windows? What has happened to the building line to ensure least disturbance from vehicle noise, vibration and safety sight lines at junctions? Where has common sense gone? Do we have a chunk of no-mans-land between them to get the 18m distance between the facing windows? i.e. the old rear passageway between gardens? Where should the wheelie bins be located- front or rear of the property and is there enough space for them? These standards most likely allow more space for wheelie bins than amenity space for humans. Come up with some sensible figures which relate to the physical requirements

The standards for private amenity space should be reviewed and increased.

No change

The minimum amenity space standards align with the minimum private space requirements outlined in the Mayor for London's Housing Supplementary Guidance March 2016. When applications are assessed consideration is given to how it responds to site constraints. These include constraints such as local character, the site layout (including the quality and usability of amenity space) and impact on adjacent occupiers. This approach is in line with the National Planning Policy Framework, the London Plan and other policies within the Croydon Local Plan.

					for human habitation.			
2776/01/004/DM10 (Table 6.1)/O	Cllr Helen Pollard  <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM10 (Table 6.1)	"Green Poverty": I am unconvinced that there is sufficient rigour in thinking through green and open space for residents in high density housing. Reference is made to other planning frameworks regarding statutory requirements but this should be spelt out much more clearly in our own Croydon Plan.	Paragraph 6.2 Key Evidence will be updated to reference the Mayor of London's updated Housing SPG. Additionally, a new policy will be added with the following wording. "In addition to the provision of private amenity space, proposals for new flatted development and major housing schemes will also need to incorporate high quality communal amenity space that is designed to be flexible, multifunctional, accessible and inclusive."	Change	Paragraph 6.2 Key Evidence will be updated to reference the Mayor of London's updated Housing SPG. An additional policy (DM10.4) will be added with the following wording. "In addition to the provision of private amenity space, proposals for new flatted development and major housing schemes will also need to incorporate high quality communal amenity space that is designed to be flexible, multifunctional, accessible and inclusive."
2842/01/063/DM10 (Table 6.1)/O	Cllr Richard Chatterjee  <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM10 (Table 6.1)	The general lack of communal land for resident's flats is unsatisfactory as should be included, as much existing communal land is already overworked.		Change	An additional policy (DM10.4) will be added with the following wording. "In addition to the provision of private amenity space, proposals for new flatted development and major housing schemes will also need to incorporate high quality communal amenity space that is designed to be flexible, multifunctional, accessible and inclusive."
0115/02/002/DM10.1/C	Mr Bob Sleeman	Comment		DM10.1	It is highly desirable to attract high quality architectural design and the Council will have to be very strong with developers to achieve this.  In the light of experience of the generally dismal quality of domestic architecture in this country since about 1930, the council will have to be very strong with developers to achieve a higher standard. One has only to look at the design of quite recent infilling blocks of flats to see how little has been secured so far. Planners have already allowed the eye-sore that replaced the Black Horse pub and more recently the proposed metal box structure on the corner of Shirley Road and Shirley Avenue.		No change	Your comment has been noted.

1302/01/003/DM10.1/C	Mr Graham Saunders <i>Historic England</i>	Comment	DM10.1	Under Policy DM 10 Design and Character, we would advise that the policy needs to reflect the need for developments to enhance and sensitivity respond to both the built form and spaces' that define places. This also includes, in line with the NPPF ('Requiring good design'), ensuring developments respond to and integrate with the historic environment (NPPF para's 58 and 61). At present this is not explicitly expressed.	recognition of heritage interest review of policy wording to accommodate HE comments	Change	The policy on Design and Character has now been amended to read  "DM11.1 To ensure that development enhances and sensitively responds to the predominant built form and spaces that define the character of places, proposals should respect: a) The development pattern, layout and siting; b) The scale, height, massing, density and mix; and c) The appearance, existing materials and built and natural features of the surrounding area."
2041/09/001/DM10.1/C	<i>McKay Securities</i>		DM10.1	Policy DM10.1 is too restrictive as it anchors all new development to the context established by the predominant built form. This will make it difficult to achieve bigger, taller and larger new buildings which are able to house and employ more people and contribute to the economic growth and strength of Croydon. The policy needs to be amended to make it clear the circumstances in which such new development is encouraged, and able to come forward. In the meantime, the policy conflicts with, will not achieve policies SP3.3, SP3.11, SP3.13(a), and SP4.5 of the Croydon Local Planning Strategic Policies.	he policy needs to be amended to make it clear the circumstances in which such new development is encouraged, and able to come forward.	No change	The Design and Character Policies should not be read in isolation of the rest from the plan. Policies such as those in the Places of Croydon Section place emphasis on allowing for growth, whether this is through focussed intensification or through natural evolution.

2764/20/003/DM10.1/O Mr Derek Ritson  
Monks Orchard Residents Associa

Object Soundness - DM10.1  
Effective

Appendix 4 to this Croydon Local Plan: Strategic Policies sets out the policies in the current Unitary Development Plan (UDP) that will be replaced by this the Croydon Local Plan: Strategic Policies Development Plan Document and those which will be were saved until they are replaced by the Croydon Local Plan: Detailed Policies and Proposals Development Plan Document.  
As far as we can determine the current policy RO12 is not carried forward into CLP1 or CLP2 although it as listed as being replaced in CLP2. There are 74 mentions of "Open Space" in the document but only one reference to "Communal"open space for residential developments which does not provide an adequate definition of requirement. i.e. an allocation of local open space per person (as previously defined in Policy RO12).

It is stated in The Croydon Local Plan - Strategic Policies (Partial Review) (Preferred & Alternative Options) under table (page 170) "Open Land and Outdoor Recreation" that UDP Policy 'RO12 - Local Open Land in Residential schemes' is to be replaced by Croydon Local Plan Detailed Policies & Proposals in 2017 - but we cannot find any reference to such Policy document to the requirement or definition for 'Communal Open Land' space requirements in Residential Schemes'?

Please carry forward RO12 into CPL1 & 2 Otherwise developers will ignore the need to provide any communal open space as part of their development proposals and will provide plans that maximises profit against the well-being of future occupants. Also, we have not found an equivalent specific requirement (i.e. an allocation per person) in the London Plan, only general statements that developers will ignore. These developments without communal open space would become the slums of future generations. If it is not defined, it would not be possible to reject an application with no communal open space provided in a development. The lack of a specific definition will allow developers to concrete over Croydon irrespective of any subjective character requirement. UDP RO12 Planning permission will not be granted for residential development unless recreational open space arising from the needs generated by the proposal is provided at a standard of 2.43ha per 1000 people.  
Commutated payments for off-site provision based on this standard will be acceptable where:  
a) The site is within an area of high density in accordance with policy H10 (and shown on Map 5); or  
b) The scheme is for less than 30 units or the site less than 0.5ha net area; or  
c) The proposal involves the conversion of buildings. When determining the level of provision or commuted payment, the Council will take into account whether the site lies within an area of Local Park deficiency, shown on Map 6.

The London Plan (not a good enough specification; RO12 is better)  
B The design of all new housing developments should enhance the quality of local places, taking into account physical context; local character; density; tenure and land use mix; and relationships with, and provision of, public, communal and open spaces, taking particular account of the needs of children and older people.  
C LDFs should incorporate minimum space standards that generally conform with Table 3.3. The Mayor will, and boroughs should, seek to ensure that new development reflects these standards.

Change

Policy DM10 has been amended to clarify the requirement for both communal and play space to be incorporated. The policy now reads as follows:

DM10.4 All To ensure that proposals for new residential development will need to provide private amenity space that. include private amenity space and flatted development and major housing schemes also include communal amenity space, the amenity space provided should:  
a)Be Is of high quality design, and enhancing and respecting the local character of the surrounding area;  
b)Complies with Supplementary Planning Document 3 Designing for Community Safety or equivalent;  
c)Be Is sited to ensure private outdoor amenity space can be adequately screened;  
d)Provides functional space;  
e)Provides a minimum amount of private amenity space of 5m2 per 1-2 person unit and an extra 1m2 per extra occupant thereafter; and  
f)All flatted development and developments of 10 or more houses must provide a minimum of 10m2 per child of new play space, calculated using the Mayor of London's population yield calculator and as set out in Table 6.1 below. The calculation will be based on all units being for affordable or social rent unless a signed Section 106 Agreement states otherwise.

DM10.5 All flatted development and developments of 10 or more houses must provide a minimum of 10m2 per child of new play space, calculated using the Mayor of London's population yield calculator and as set out in Table 6.1 below. The calculation will be based on all units being for affordable or social rent unless a signed Section 106 Agreement states otherwise.

DM10.6 In addition to the

provision of private amenity space, proposals for new flatted development and major housing schemes will also need to incorporate high quality communal outdoor amenity space that is designed to be flexible, multifunctional, accessible and inclusive.

2762/01/003//O	Mr James Robertson	Object		<p>Character needs to be much more closely defined in terms of objective measures such as the following but not excluding other factors:</p> <ul style="list-style-type: none"> <li>* mix of housing especially preserving family houses less profitable for upgrading than the creation of multiple occupation often to barely minimum standards,</li> <li>* a presumption against approval of retrospective or major variations to granted permission, such as last minute and or covert conversions to flats</li> <li>* development architectural style and footprint, 1</li> </ul> <p>* parking provision similar to existing and</p> <p>* avoiding radical changes to density (not necessarily the same as footprint).</p>	No change	<p>Whilst the character of an area can be defined using objective measures such as patterns of development, landscape and architectural style,</p> <p>Provisions for retrospective planning permission and variations to planning permissions are made within planning legislation and are not matters that can be considered through the Local Plan process.</p> <p>Matters relating to road widening, bin collection, health and safety, anti-social behaviour and traffic offences are not matters that can be considered through the Local Plan process.</p>
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0203/03/036/DM10.4/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM10.4	<p>Amenity and play spaces are essential in large new developments, but should not be at the expense of and discourage the use local parks.</p>	No change	<p>Amenity spaces are provided for use by the occupants of the development. Parks are for use by the whole community and often contain facilities and host activities which small residential ameity spaces are unlike to be able to provide, therefore it is unlikely that these spaces would replace the need for parks.</p>
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1865/01/003/DM10.4/C Colin Sims

DM10.4

Proposed Policy DM10 Design and Character; 10.4 Communal Open Space. I object to the relaxation of allocation of communal open space for residential dwellings of multiple occupation or for flats. The current policy specifies that planning permission will not be granted for residential development unless recreational open space arising from the needs generated by the proposal is provided at a standard of 2.43ha per 1000 people.

Change

An additional policy (DM10.4) will to added with the following wording. "In addition to the provision of private amenity space, proposals for new flatted development and major housing schemes will also need to incorporate high quality communal amenity space that is designed to be flexible, multifunctional, accessible and inclusive."

The new policy at 10.4 only specifies private amenity areas and play space for children. It does not specify communal open space for the number of occupants of a residential development.

1868/01/003/DM10.4/O Danusia Spink

Object

DM10.4

I object to the relaxation of allocation of communal open space for residential dwellings of multiple occupation or for flats. The current policy specifies that planning permission will not be granted for residential development unless recreational open space arising from the needs generated by the proposal is provided at a standard of 2.43ha per 1000 people. The new policy at 10.4 only specifies private amenity areas and play space for children. It does not specify communal open space for the number of occupants of a residential development.

Change

An additional policy (DM10.4) will to added with the following wording. "In addition to the provision of private amenity space, proposals for new flatted development and major housing schemes will also need to incorporate high quality communal amenity space that is designed to be flexible, multifunctional, accessible and inclusive."

The policies for intensification will result in lack of amenity space or communal open space for the residents of future developments of high residential and housing density.  
2. The Private amenity space allocations are such that residents will need a measure of communal open space to avoid an overbearing and claustrophobic amenity.  
3 Developers will be able to propose developments with minimal community open space allocations and planning officers or the planning committee would not have sufficient ground to refuse those applications  
4. We don't want developers concreting over all of Croydon!  
5. The current allocation of 2.43ha per 1000 people is appropriate and should be retained.

2764/08/001/DM10.4/O	Mr Derek Ritson <i>Monks Orchard Residents Associa</i>	Object	DM10.4	<p>As future policies are for intensification, it is more imperative to ensure that developers provide adequate communal open space for the future residents of a proposed high density development for multiple occupancy or for Flats/Apartments. Therefore a definition of the appropriate communal open space allowance should be provided for ALL occupiers (not just Children's play areas). The policy proposals only give Communal open space for childrens' play areas. What areas are available for the adults and parents of those children if they require to relax in an open space; do they have to relax and unwind in the children's play areas?</p> <p>The policy does not state communal open space allocation for the number of occupants for multiple occupancy development. RO12 Should be retained or an equivalent policy with specified parameters should be proposed. Without adequate definition, developers will not provide any acceptable level of communal open space for occupants of multiple occupancy dwellings or flats. If RO12 is not applied, this replaced policy would be a retrograde policy for people housed in accommodation which does not have access to adequate local open space. This change of policy (or lack of policy retention) is not for the benefit of the community to which the council is stakeholder, or for retaining the character of an area, but for the benefit of developers to allow greater profit on proposed site developments. The replacement policy is not conducive to decent living requirements for future generations and is not adequately specified. The new policy does not even have a requirement for "Commutated payments for off-site provision" based on any standard! As far as we can determine, The London Plan or the NPPF does not give any guidance on this important issue- but they should.</p>	The policy should provide requirements for communal open space for all occupiers and not just children's play space. The policy should include this or Saved UDP Policy R012 should be retained.	Change	An additional policy (DM10.4) will to added with the following wording. "In addition to the provision of private amenity space, proposals for new flatted development and major housing schemes will also need to incorporate high quality communal amenity space that is designed to be flexible, multifunctional, accessible and inclusive."
2766/01/001/DM10.4/C	B Wilson <i>W.R. Newland and Sons Ltd</i>	Comment	DM10.4	The minimum amenity space standards should allow for semi-private communal amenity space to be provided in developments of flats where space such as balconies cannot be provided due to site constraints.	Change	An additional policy (DM10.4) will to added with the following wording. "In addition to the provision of private amenity space, proposals for new flatted development and major housing schemes will also need to incorporate high quality communal amenity space that is designed to be flexible, multifunctional, accessible and inclusive."	

2822/01/006/DM10.4/O	<i>Menta Redrow LTD</i>	Object	DM10.4	DM10.4(f) refers to child play space and would appear to seek provision on site for all children. This is inconsistent with the Mayors approach and will clearly not be deliverable for high density town centre schemes. The policy should be amended to refer directly to the Mayors guidance, which should be applied.	The policy should reflect the Mayor's guidance on the provision of child play space.	No change	The policy takes into account Policy 3.6 of the London Plan and accord with the GLA Supplementary Planning Guidance Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation (2012) which outlines distances which children can be expected to travel to access these facilities. The reason justification clarifies that the GLA supplementary guidance should be used when assessing play space provision.
2843/01/006/DM10.4/O	<i>Minerva</i>	Object	DM10.4	DM10.4(f) refers to child play space and would appear to seek provision on site for all children. This is inconsistent with the Mayors approach and will clearly not be deliverable for high density town centre schemes. The policy should be amended to refer directly to the Mayors guidance, which should be applied.	The policy should reflect the Mayor's guidance on the provision of child play space.	No change	The policy takes into account Policy 3.6 of the London Plan and accord with the GLA Supplementary Planning Guidance Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation (2012) which outlines distances which children can be expected to travel to access these facilities. The reason justification clarifies that the GLA supplementary guidance should be used when assessing play space provision.

2942/01/002/DM10.4/O Dr Anwar Ansair  
AA Homes and Housing

Object

DM10.4

The requirement for all affordable housing of over 10 units to provide 10sqm per child of new play space is considered to be onerous. Not all buildings being converted to flats where there is an affordable housing requirement have enough amenity space to provide play space to this standard or even at all. The policy does not take account of the change in government policy which could occur as a result of the Housing and Planning Bill that a significant amount of 'affordable' housing would need to be starter homes and be sold off after 5 years, nor that the council will be required to sell off amounts of its own or housing association housing. Policies appropriate to local authority housing may be less appropriate for housing which becomes market housing. The policy is not clear as regards whether the amenity space for children is required in housing in the private sector-the wording should be changed to clarify which types/tenures of dwellings are included. Existing buildings which are suitable for conversion to flats would not always have space around them to convert into play space. Whilst it is likely and expected that balconies could be added to converted buildings to provide amenity space at any level of the building to meet the London Plan requirement of 5sqm per person with incremental 1 sqm per person, the amenity space for children is likely to be required at ground floor level. On more central sites there is unlikely to be sufficient space to provide amenity space at ground floor level so this standard is unreasonable. There is also a good case for not requiring any play space for 1-bedroom units which are unlikely to have a significant child yield. Provision of play space for children is desirable in principle and helps to socialise children and give them opportunities to play together. However, it is considered that especially in conversion schemes, this is unlikely to be achievable and is not a practical policy.

The playspace requirements should be reduced, particularly where it involves conversions of existing buildings. The policy should also make clear what type of affordable housing it relates to and whether it applies to the private sector.

No change

The reason justification clearly states that play space requirements are applicable for all developments, in private sector. The policy takes into account Policy 3.6 of the London Plan and accord with the GLA Supplementary Planning Guidance Shaping Neighbourhoods: Children and Young People's Play and Informal Recreation (2012) which outlines distances which children can be expected to travel to access these facilities. The reason justification clarifies that the GLA supplementary guidance should be used when assessing play space provision.

3018/01/005/DM10.4/O	Chris Lynam	Object	DM10.4	I object to the relaxation of allocation of communal open space for residential dwellings of multiple occupation or for flats. The current policy specifies that planning permission will not be granted for residential development unless recreational open space arising from the needs generated by the proposal is provided at a standard of 2.43ha per 1000 people. The new policy at 10.4 only specifies private amenity areas and play space for children. It does not specify communal open space for the number of occupants of a residential development.	Change	An additional policy (DM10.4) will to added with the following wording. "In addition to the provision of private amenity space, proposals for new flatted development and major housing schemes will also need to incorporate high quality communal amenity space that is designed to be flexible, multifunctional, accessible and inclusive."
3097/01/005/DM10.4/O	Mr Ben Lynam	Object	DM10.4	I object to the relaxation of allocation of communal open space for residential dwellings of multiple occupation or for flats. The current policy specifies that planning permission will not be granted for residential development unless recreational open space arising from the needs generated by the proposal is provided at a standard of 2.43ha per 1000 people. The new policy at 10.4 only specifies private amenity areas and play space for children. It does not specify communal open space for the number of occupants of a residential development.	Change	An additional policy (DM10.4) will to added with the following wording. "In addition to the provision of private amenity space, proposals for new flatted development and major housing schemes will also need to incorporate high quality communal amenity space that is designed to be flexible, multifunctional, accessible and inclusive."
3514/01/004/DM10.4/O	Julia Sims	Object	DM10.4	As a local affected resident, I am registering my comments and objections to the proposals as documented in the Croydon Local Plans CLP1.1 and CLP2.  3 Proposed Policy DM10 Design and Character; 10.4 Communal Open Space I object to the relaxation of allocation of communal open space for residential dwellings of multiple occupation or for flats. The current policy specifies that planning permission will not be granted for residential development unless recreational open space arising from the needs generated by the proposal is provided at a standard of 2.43ha per 1000 people.  The new policy at 10.4 only specifies private amenity areas and play space for children. It does not specify communal open space for the number of occupants of a residential development.	Change	An additional policy (DM10.4) will to added with the following wording. "In addition to the provision of private amenity space, proposals for new flatted development and major housing schemes will also need to incorporate high quality communal amenity space that is designed to be flexible, multifunctional, accessible and inclusive."

0105/02/001/DM10.4/O

*Monks Orchard Residents Associa*

Object

DM10.4

The London Plan Indicates an increase in the communal amenity space from those identified in the Mayor of London's Housing Supplementary Planning Guidance but does not state any value or any increased allocation per resident in hectares. However CLP2 has relaxed the requirement for "Communal Open Space" by omitting UDP saved policy RO12. Bring forward current UDP Policy RO12 into CLP2, Or even increase the allowance per person above the RO12 quoted 2.43ha per 1000 persons. If not specified, developers will not offer any communal open space for residents of blocks of flats. The private amenity space for balconies is specified in the London Plan, but no specified allocation is given for "communal open space." Communal open space benefits the local residents in multiple occupation premises or flats. To reduce the allowance is a retrograde step. We don't want developers to be allowed to concrete over everything? The relaxation of policy for the allocation of 'communal open land' for multiple occupancy dwellings and flats is against the policy of the London Plan and would result in developers not providing any reasonable communal open land as part of their proposals. Planning Officers and members of the planning committee could NOT refuse an application on grounds of insufficient communal open land as there is no specific requirement in the policies. Any refusal could be overturned on appeal as there would be no justification for a refusal.

Saved UDP Policy R012 should be retained or the policy should set out requirements for communal open space.

Change

An additional policy (DM10.4) will be added with the following wording. "In addition to the provision of private amenity space, proposals for new flatted development and major housing schemes will also need to incorporate high quality communal amenity space that is designed to be flexible, multifunctional, accessible and inclusive."

What does this actually mean - is the distance between facing windows 18m or 21m? Why specify a tolerance? The minimum distance should be specified. The policy is negated by the sentence "but adhering rigidly" So if it restricts density, the distance is undeterminable. Under what criteria can it be less than 18m? If a developer specifies it as less than 18m? What can planning officers do to require a developer to meet the requirement of 18m. This policy is unenforceable. Extremely weak definition. Under what circumstances can the facing windows distances be less than 18m? If a proposal is put before the LPA for a development with facing windows less than 18m could that be acceptable? If so any development proposal with facing windows less than 18m mrefused by the LPA could be appealed as there is a get out clause. So the reference really is to "show how the policy would NOT work!" The policy as it stands is unenforceable and not deliverable. Policies proposed by the Spatial Planning Team should be sufficiently robust in their definition to be enforceable otherwise developers will just resort to appeals if the Planning officers or committee recommend a refusal.

The minimum distances should defined so that the policy is enforceable. Change

The minimum amenity space standards align with the minimum private space requirements outlined in the Mayor for London's Housing Supplementary Guidance March 2016. When applications are assessed consideration is given to how it responds to site constraints. These include constraints such as local character, the site layout (including the quality and usability of amenity space) and impact on adjacent occupiers. This approach is in line with the National Planning Policy Framework, the London Plan and other policies within the Croydon Local Plan. The distance of 18m was not referred to in the policy but as a guide as there was insufficient evidence to support specifying a set minimum distance.

For clarity an additional policy (DM10.4) will be added with the following wording. "In addition to the provision of private amenity space, proposals for new flatted development and major housing schemes will also need to incorporate high quality communal amenity space that is designed to be flexible, multifunctional, accessible and inclusive."

1592/01/005/DM10.5/O	<i>Croydon Partnership Ltd</i>	Object	DM10.5	<p>Draft Policy DM10 considers matters of Design and Character and DM10.5 is concerned specifically with ensuring the amenity of the occupiers of adjoining buildings. The draft policy proposes that the Council will support proposals for development which ensure that the amenity of the occupiers of adjoining buildings are protected and do not result in direct overlooking of private outdoor space (with the exception of communal open space) or significant loss of existing sunlight or daylight levels of adjoining occupiers. We consider that when the application site is in the town centre draft Policy DM10.5 is overly prescriptive and does not allow for sufficient flexibility for development proposals to come forward which are considered acceptable against the relevant assessment criteria. An element of direct overlooking is, in our opinion, an inevitable consequence of development in Croydon town centre. The wording of DM10.5 should be amended to include the required flexibility:</p> <p>"The Council will support proposals for development that ensure that the amenity of the existing occupiers of adjoining buildings are not materially adversely affected."</p>	DM10.5 should be amended for greater flexibility to "The Council will support proposals for development that ensure that the amenity of the existing occupiers of adjoining buildings are not materially adversely affected."	No change	The reason justification provides sufficient flexibility to accommodate well-designed proposals that are neighbourly, whilst allowing the privacy of existing and future occupiers (of the proposed development) to be protected.
2942/01/003/DM10.7/O	Dr Anwar Ansair <i>AA Homes and Housing</i>	Object	DM10.7	<p>This is a policy which supports Strategic Objective 5 which is about improving the design standard/appearance of buildings and ensuring that new development fits in. The policy is too open to subjective application and would depend for interpretation on the particular view of any individual officer as to what is sympathetic to the context. There is not enough detail to steer developers or decision makers in the design policies. Generally, the detail of the design policy is set out in the supporting text rather than in the policies themselves so that the whole of this section has to be read to understand what is the intention of the policy. More detailed examples could be used or more specific advice-perhaps within a design supplementary planning guidance. It is a good thing to want to design roofs or other new elements of buildings so that they make a positive contribution to the character of an area. The policy as written can be interpreted very subjectively and there should be more supporting text or possibly diagrams to clarify how the policy should be applied.</p>	The policy should be made less subjective and contain more detail within the policies rather than the supporting text, along with diagrams.	No change	Your objection is noted. Policies in the plan should be read in conjunction with other policies and supplementary guidance. The policies are applied on a borough wide level and cover a wide range of topics, therefore would not be able to incorporate the level of detail suggested. The level of information requested would normally be found in supplementary planning guidance. Additional guidance (listed as Key Evidence in paragraph 6.2) such as the Borough Character Appraisal (2015) in appendix 4, the Character Typology (2015) in appendix 5 provide descriptions of local character.

2690/01/007/DM10.8/O	Miss Nicola Hume <i>Persimmon Homes</i>	Object	DM10.8	In general we support the urban design and local character principles in the Local Plan. However, the wording on 10.8(d) is onerous. The 'natural habitats' definition is too broad as it encompasses all areas. When developing a site, Persimmon make efforts to retain as many existing trees and vegetation on a site; however this is not always viable or safe when progressing a site. Persimmon believe that the wording should be changed so that the definition is not as restrictive.	The wording of this policy should be amended to be less restrictive.	No change	The contribution that soft landscaping can make reaches beyond the positive impact it can have on the character and appearance of an area. Impacts include contributing to the borough's green infrastructure reinforces wildlife habitats and reducing flood risk. Whilst the policy recognises its importance, it provides a degree of flexibility that allows landscaping to be re-provided on site.
0102/03/002/DM11.1/O	<i>Joint LPA Receivers</i>	Object	DM11.1	Objection to DM11 as not most appropriate for Croydon to help meet the Strategic Objectives and not deliverable and does not enable sustainable development.		No change	The objection is noted.
2846/01/011/DM11.3/C	Alison and Kemal Hairettin	Comment	DM11.3	DM11: High street to residential conversions should not be allowed in parades with high commercial or community usage. Where conversions are agreed consideration should be given to the look and character of the facade - use of brick rather than render should be encouraged		No change	Residential conversions on shopping parades, in protected areas and where the loss of retail units would detrimentally effect the viability and vitality of an area permission can be refused.  The National Planning Policy Framework states that "planning policies and decisions should not attempt to impose architectural styles or particular tastes..." Whilst there is scope for policies to provide guidance on materials this must be justified. Unlike the place specific policies the Shop Front Design and Security Policy is applicable to the whole borough. This would include areas where the predominant material may be render. In these locations prohibiting the use of render would be problematic.

0120/02/016/DM13.1/O	<i>Addiscombe Residents Associatio</i>	Object	DM13.1	This is a contentious matter in residential areas where houses are converted into flats and the front of the property ends up being littered with big numbers of landfill bins, recycling bins. There should be a policy on use of commercial bins for conversions, very tight requirements for sensible siting and design of the refuse storage housing. Same for newly built properties of more than say 3 flats.	The policy should address refuse and cycling for conversions.	No change	The supporting text within the reason justification provides guidance about how refuse and recycling storage should be incorporated within existing building that has been converted. Additionally, the Council's Public Realm and Safety Department have particular refuse and recycling requirements which will have to be met. Since these requirements may change, the policies have been drafted to allow the flexibility to increase the amount of refuse and recycling storage provision. This approach aligns with Standard 22 paragraph 2.3.20 of the Mayor of London's Housing Supplementary Guidance Local Plan 2016 Implementation Framework.
0203/03/040/DM13.1/S	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Support	DM13.1	Recycling: Adequate provision for Recycling provision must be included on new buildings and conversions to ensure that it is not stored in the street.		Welcome support	
0320/01/010/DM13.1/S	Mr Tarsem Flora <i>Flora Associates</i>	Support	DM13.1	Refuse and Recycling Agree with Option 1		Welcome support	The support is welcomed.

0320/01/011/DM13.1/O	Mr Tarsem Flora <i>Flora Associates</i>	Object	DM13.1	Currently a number of recycling and refuse bins are left on the public footpaths destroying the ambience and quality of the street scene.	No change	To address this issue the policy has been drafted to encourage developers to consider refuse and recycling at an early stage of the design. This should help to ensure that refuse and recycling can be sensitively incorporated within each development. The supporting text within the reason justification provides guidance about how refuse and recycling storage should be incorporated within existing building that has been converted. Additionally, the Council's Public Realm and Safety Department have particular refuse and recycling requirements which will have to be met. Since these requirements may change, the policies have been drafted to allow the flexibility to increase the amount of refuse and recycling storage provision. This approach aligns with Standard 22 paragraph 2.3.20 of the Mayor of London's Housing Supplementary Guidance – Local Plan 2016 Implementation Framework.
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0391/02/011/DM13.1/S	Mrs Mira Armour <i>HOME Residents Associaton</i>	Support	DM13.1	DM13 p 65 – The importance of high quality design and siting for refuse bins / recycling bins. There should be a policy on use of commercial bins for conversions, very tight requirements for sensible siting and design of the refuse storage housing. Same for newly built properties and in particular converted larger properties of more then say 3 flats. Sure and relatively cheap way to improve the visual appeal of the roads.	Welcome support	
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0391/01/011/DM13.1/S	Mrs Mira Armour <i>HOME Residents Associaton</i>	Support	DM13.1	DM13 p 65 – The importance of high quality design and siting for refuse bins / recycling bins. There should be a policy on use of commercial bins for conversions, very tight requirements for sensible siting and design of the refuse storage housing. Same for newly built properties and in particular converted larger properties of more then say 3 flats. Sure and relatively cheap way to improve the visual appeal of the roads.	Welcome support	
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2605/01/016/DM13.1/O	Ian Broyd	Object	DM13.1	This is a contentious matter in residential areas where houses are converted into flats and the front of the property ends up being littered with big numbers of landfill bins, recycling bins. There should be a policy on use of commercial bins for conversions, very tight requirements for sensible siting and design of the refuse storage housing. Same for newly built properties of more than say 3 flats.	The policy should address refuse and cycling for conversions.	No change	The supporting text within the reason justification provides guidance about accomodating refuse and recycling resulting from conversions of houses to flats. The Council's Public Realm and Safety Department has particular refuse and recycling requirements which will have to be met. Since these requirements may change, the policies have been drafted to allow the flexibility to increase the amount of refuse and recycling storage provision
2942/01/004/DM13.1/O	Dr Anwar Ansair <i>AA Homes and Housing</i>	Object	DM13.1	Where a building is being converted to flats, whilst individual owners/tenants are likely to have a domestic or kitchen bin, they would need also to have refuse and recycling bins for collections by the council/contractor. Due to the configuration and limited areas of space, it will not always be practical for the bin stores to be within the building. This is an onerous requirement which will take up inside space that could be converted to accommodation or provide an entrance area. On most sites there would usually be space to provide an external bin store convenient to most residents within an accessible but not obtrusive part of the curtilage. It is not common in any existing residential dwellings for bin stores to be anywhere other than in either the rear garden where there is an alley or in a covered enclosure in the front garden or communal curtilage. This is true of houses and flats. To expect that for all new development, bins could only be kept within the building and not in an enclosure in the site which is convenient to all provided it is reasonable located is an unreasonable and onerous policy. It is also likely that such a bin area would require external ventilation so that it would act as a heat sink which would reduce the efficiency of the heating for the building. Also, where a building is being converted into a large number of flats, this could take up a large area which could become less economic to provide. Provision of internal bin stores with external ventilation could result in reductions in the efficiency of heating . Where there are flats, it may be easier and more accessible for all users to go to an external bin store than go to a bin room in a particular part of the building.	The policy should not require all refuse or cycling bins to be included within the building.	No change	The supporting text within the reason justification provides guidance about how refuse and recycling storage should be incorporated within existing building that has been converted. Additionally, the Council's Public Realm and Safety Department have particular refuse and recycling requirements which will have to be met. Since these requirements may change, the policies have been drafted to allow the flexibility to increase the amount of refuse and recycling storage provision. This approach aligns with Standard 22 paragraph 2.3.20 of the Mayor of London's Housing Supplementary Guidance – Local Plan 2016 Implementation Framework.

2041/10/001/DM13.2/O	<i>McKay Securities</i>	Object	DM13.2	<p>Policies DM13.2 to 5 should be deleted as they provide excessive levels of detail in relation to the objective set by policy DM13.1d which is to provide safe conveniently located and easily accessible waste refuse facilities and layouts. The remainder of the Policy is an attempt to define what constitutes these criteria and they are excessively detailed and repetitive.</p> <p>Commercial waste disposal is now undertaken by private contractors and individual businesses are responsible for making their own arrangements for waste refuse removal. This works satisfactorily without the need for the significant detail set out in policies DM13.2 to 13.5. Because commercial refuse disposal works very well without such regulation, there is no reason why residential refuse collection cannot operate on the same basis.</p> <p>If these standards are adopted they will also result in the homogenisation of building design, and produce developments that are awkwardly detailed and designed more in relation to refuse requirements than to their street context.</p>	Policies DM13.2 to 5 should be deleted	Change	<p>Policies DM13.2 are necessary to ensure waste can be sustainably and effectively managed, therefore will be retained.</p> <p>Policies DM13.3 - DM13.5 outline the Council's Public Realm and Safety Department requirements for new developments, however to allow future flexibility should these requirements change, policies DM13.3 - DM13.5 has been removed.</p>
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1592/01/006/DM13.3/O	<i>Croydon Partnership Ltd</i>	Object	DM13.3	<p>Draft Policy DM13 seeks to provide clear guidance on the location and design of refuse and recycling facilities within developments that come forward in the Borough. DM13.3 looks to ensure that the location and design of refuse and recycling facilities are treated as an integral element of the overall design through the implementation of a number of measures and seeks to ensure that such facilities are easily accessible by operators.</p> <p>We support the principle of Draft Policy DM13 and consider providing clear guidance for refuse and recycling within developments to be a sensible approach. However, we consider that criteria (a)- (e)of DM13.3 are overly prescriptive and do not provide sufficient flexibility. We would therefore request that rather than adopting a blanket-approach, individual sites should be considered on a case by case basis, taking into account local context and</p>	The policy should consider refuse and recycling on a case by case basis, taking into account local context and suitability.	Change	<p>Policies DM13.2 are necessary to ensure waste can be sustainably and effectively managed, therefore will be retained.</p> <p>Policies DM13.3 - DM13.5 outline the Council's Public Realm and Safety Department requirements for new developments, however to allow future flexibility should these requirements change, policies DM13.3 - DM13.5 has been removed.</p> <p>The supporting text in the reason justification provides guidance about how refuse and recycling storage should be incorporated within existing buildings that has been converted. The policy and supporting text provides flexibility for a number of different types of development ranging from new builds through to conversions. However the guiding principle of DM13 is to ensure that refuse and recycling is considered at an early enough stage of the design process to ensure it can be sensitively incorporated into every development.</p>
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2041/10/002/DM13.3/O	<i>McKay Securities</i>	Object	DM13.3	<p>Policies DM13.2 to 5 should be deleted as they provide excessive levels of detail in relation to the objective set by policy DM13.1d which is to provide safe conveniently located and easily accessible waste refuse facilities and layouts. The remainder of the Policy is an attempt to define what constitutes these criteria and they are excessively detailed and repetitive.</p> <p>Commercial waste disposal is now undertaken by private contractors and individual businesses are responsible for making their own arrangements for waste refuse removal. This works satisfactorily without the need for the significant detail set out in policies DM13.2 to 13.5. Because commercial refuse disposal works very well without such regulation, there is no reason why residential refuse collection cannot operate on the same basis.</p> <p>If these standards are adopted they will also result in the homogenisation of building design, and produce developments that are awkwardly detailed and designed more in relation to refuse requirements than to their street context.</p>	Policies DM13.2 to 5 should be deleted	No change	<p>Policies DM13.2 is necessary to ensure waste can be sustainably and effectively managed, therefore will be retained.</p> <p>Policies DM13.3 - DM13.5 outline the Council's Public Realm and Safety Department requirements for new developments, however to allow future flexibility should these requirements change, policies DM13.3 - DM13.5 has been removed.</p>
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2041/10/003/DM13.4/O	<i>McKay Securities</i>	Object	DM13.4	<p>Policies DM13.2 to 5 should be deleted as they provide excessive levels of detail in relation to the objective set by policy DM13.1d which is to provide safe conveniently located and easily accessible waste refuse facilities and layouts. The remainder of the Policy is an attempt to define what constitutes these criteria and they are excessively detailed and repetitive.</p> <p>Commercial waste disposal is now undertaken by private contractors and individual businesses are responsible for making their own arrangements for waste refuse removal. This works satisfactorily without the need for the significant detail set out in policies DM13.2 to 13.5. Because commercial refuse disposal works very well without such regulation, there is no reason why residential refuse collection cannot operate on the same basis.</p> <p>If these standards are adopted they will also result in the homogenisation of building design, and produce developments that are awkwardly detailed and designed more in relation to refuse requirements than to their street context.</p>	Policies DM13.2 to 5 should be deleted	No change	<p>Policies DM13.2 is necessary to ensure waste can be sustainably and effectively managed, therefore will be retained.</p> <p>Policies DM13.3 - DM13.5 outline the Council's Public Realm and Safety Department requirements for new developments, however to allow future flexibility should these requirements change, policies DM13.3 - DM13.5 has been removed.</p>
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2041/10/004/DM13.5/O	<i>McKay Securities</i>	Object	DM13.5	<p>Policies DM13.2 to 5 should be deleted as they provide excessive levels of detail in relation to the objective set by policy DM13.1d which is to provide safe conveniently located and easily accessible waste refuse facilities and layouts. The remainder of the Policy is an attempt to define what constitutes these criteria and they are excessively detailed and repetitive.</p> <p>Commercial waste disposal is now undertaken by private contractors and individual businesses are responsible for making their own arrangements for waste refuse removal. This works satisfactorily without the need for the significant detail set out in policies DM13.2 to 13.5. Because commercial refuse disposal works very well without such regulation, there is no reason why residential refuse collection cannot operate on the same basis.</p> <p>If these standards are adopted they will also result in the homogenisation of building design, and produce developments that are awkwardly detailed and designed more in relation to refuse requirements than to their street context.</p>	Policies DM13.2 to 5 should be deleted	Change	<p>Policies DM13.2 are necessary to ensure waste can be sustainably and effectively managed, therefore will be retained.</p> <p>Policies DM13.3 - DM13.5 outline the Council's Public Realm and Safety Department requirements for new developments, however to allow future flexibility should these requirements change, policies DM13.3 - DM13.5 has been removed.</p>
0203/03/063/DM14/C	<p>Mr Charles King <i>East Coulsdon Residents' Associat</i></p>	Comment	DM14	<p>Public Art is a way of making a Town Centre interesting and celebrating its past history. Art can range from blue plaques, information boards to statues and water features. Also opening up the Surrey Iron Railway ancient monument will contribute to making the town an interesting place to visit. The Council should commit to providing public art in the town centre as way of keeping interest in the town centre and reflecting its history.</p>	No change	<p>The Council values the positive contribution that public art plays in enhancing Croydon's public realm and where appropriate will encourage public art to be incorporated.</p>	

2041/11/001/DM14/O	McKay Securities	Object		DM14	It is onerous for all major schemes to be required to provide public art. It may not be appropriate in many situations as neither the building nor its street context may be suitable for the provision of public art. The policy should be redrafted to make clear that where developments qualify, and are suitable to provide public art, then they should do so using the criteria set out in (a) to (e) of Policy DM14. If this revision is not made then schemes will have to bear the cost of providing public art without reference to the need for it or the desirability for it in a given location. This will simply add unnecessary cost to the scheme and could detract from the quality of the environment.	No change	The Council values the positive contribution that public art plays in enhancing Croydon's public realm and where appropriate will encourage public art to be incorporated. Public art should not be confined to statues, but can be incorporated in imaginative, simple and cost effective ways such as bespoke paving, gates, lighting, signage, street furniture, playground equipment, railings and landscaping, murals (painted or ceramic), decorative bargeboards or works of art incorporated on elevations where they will be visible to pedestrians. This list highlights a few of the many ways in which public art can be incorporated into developments and demonstrates that its provision does not have to be onerous.
0082/02/002/DM15.1/O	Ms Anne Bridge Canning and Clyde Road Resident	Object	Soundness - Effective	DM15.1	The Metropolitan Centre has been identified as being suitable for tall buildings. The Local Plan needs to state specifically that very tall buildings should not be allowed on the edge of the Metropolitan Centre where there are significantly lower residential buildings. Although there is some provision for this in DM15, there are sufficient potential get-outs so DM15 needs to address the edge of / bordering on Metropolitan Centre area specifically.	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
0115/04/015/DM15.1/O	Mr Bob Sleeman	Object		DM15.1	I am also disappointed that the Council hasn't taken the opportunity to amend its tall buildings policy so that the tallest buildings have to be built in the centre of the tall buildings zone with heights gradually decreasing as you approach the two-storey residential housing that surrounds the town centre.	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.

0120/02/020/DM15.1/O	Addiscombe Residents Associatio	Object		DM15.1	The Metropolitan Centre has been identified as being suitable for tall buildings. The Local Plan needs to state specifically that very tall buildings should not be allowed on the edge of the Metropolitan Centre where there are significantly lower residential buildings. Although there is some provision for this in DM15, there are sufficient potential get-outs so DM15 needs to address the edge of/ bordering on Metropolitan Centre area specifically. Tall buildings should not be approved in District Centres- the predominant height in Addiscombe District Centre should remain the same.	The policy should address tall buildings at the edge of the Metropolitan Centre and in District Centres.	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
0122/05/015/DM15.1/O	Mrs Hilary Chelminski Addiscombe & Shirley Park RA	Object	Soundness - Effective	DM15.1	I am also disappointed that the Council hasn't taken the opportunity to amend its tall buildings policy so that the tallest buildings have to be built in the centre of the tall buildings zone with heights gradually decreasing as you approach the two-storey residential housing that surrounds the town centre.		No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
0320/01/012/DM15.1/S	Mr Tarsem Flora Flora Associates	Support		DM15.1	Tall and Large Buildings-We accept preferred Option 1 - in particular the statement that the tall or large buildings respect and enhance local character		Welcome support	
0320/01/013/DM15.1/O	Mr Tarsem Flora Flora Associates	Object		DM15.1	-In saying that very often 'matching character' reduces the chance of a modern cutting edge technology DESIGNS for new buildings. The council appears to encourage good design but continue to approve schemes which fall short of this. Why is this so?		No change	This comment is not related to the Local Plan
0391/01/006/DM15.1/C	Mrs Mira Armour HOME Residents Associaton	Comment		DM15.1	DM15 Tall buildings The Metropolitan Centre has been identified as being suitable for tall buildings. The Local Plan needs to state specifically that very tall buildings should not be allowed on the edge of the Metropolitan Centre where there are significantly lower residential buildings. There are potential ways of avoiding compliance with DM15, so this policy needs to address the edge of / bordering on Metropolitan Centre area specifically.	The Local Plan needs to state specifically that very tall buildings should not be allowed on the edge of the Metropolitan Centre where there are significantly lower residential buildings	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.

0391/02/006/DM15.1/C	Mrs Mira Armour <i>HOME Residents Associaton</i>	Comment		DM15.1	DM15 Tall buildings The Metropolitan Centre has been identified as being suitable for tall buildings. The Local Plan needs to state specifically that very tall buildings should not be allowed on the edge of the Metropolitan Centre where there are significantly lower residential buildings. There are potential ways of avoiding compliance with DM15, so this policy needs to address the edge of / bordering on Metropolitan Centre area specifically.	The Local Plan needs to state specifically that very tall buildings should not be allowed on the edge of the Metropolitan Centre where there are significantly lower residential buildings	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
0391/01/007/DM15.1/O	Mrs Mira Armour <i>HOME Residents Associaton</i>	Object		DM15.1	District Centres are not suitable for Tall buildings		No change	Objection noted, not substantiated in planning terms
0391/02/007/DM15.1/O	Mrs Mira Armour <i>HOME Residents Associaton</i>	Object		DM15.1	District Centres are not suitable for Tall buildings		No change	Objection noted, not substantiated in planning terms
0407/01/002/DM15.1/O	A Douthwaite	Object	Soundness - Effective	DM15.1	I am joining our MP, Gavin Barwell, in objecting to the tall buildings policy for the Menta development on Cherry Orchard Road contained in the Croydon Local Plan.  Cherry Orchard Road is right on the (residential) edge of the tall buildings zone. Addiscombe residents have previously objected to the erection of tall buildings along Cherry Orchard Road. They are completely at odds with the character of the adjoining residential area composed of mainly 2-storey terraced houses. (There has already been some incursion with the 2 office blocks on the eastern side of Cherry Orchard Road between the Addiscombe and Cedar Roads and Cedar Road and Oval Road.)		No change	The tall buildings policy should not be read in isolation. It should be read in conjunction with other policies contained within the Local Plan such as but not limited to policies in The Places of Croydon and the Urban Design and Local Character sections of the local plan. Detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
1159/01/001/DM15.1/O	Mr John Ingman <i>Park Hill Residents' Association</i>	Object		DM15.1	I am writing on behalf of Park Hill Residents Association (which I chair) and which represents some 2,600 households in this part of East Croydon. We would urge that in considering the location of tall buildings in the Metropolitan Centre, the Council should concentrate the tallest buildings in the centre of that area and keep those in the perimeter of this area to a lesser height. This would avoid conflicts such as those created by the construction of Altitude 25 in Altyre Road adjacent to low storey houses.	The policy should be amended so that tall buildings are only permitted in the Metropolitan Centre.	No change	The tall buildings policy should not be read in isolation. It should be read in conjunction with other policies contained within the Local Plan such as but not limited to policies in The Places of Croydon and the Urban Design and Local Character sections of the local plan. Detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.

1302/01/011/DM15.1/C	Mr Graham Saunders <i>Historic England</i>	Comment	DM15.1	Under Policy DM15 Tall and large buildings, the wording should ensure that proposals are assessed against the significance of heritage assets that may be affected by tall building proposals. At present the policy operates from the basis that all potential issues relating to the historic environment have been sufficiently considered. In general we support the Council's commitments to providing plan-led approach to dealing with tall buildings (including further details in the character area policies of DM32-47), but there are likely to be proposals that haven't been foreseen, and which the current policy may appear insufficient to address.	strengthen Tall Buildings Policy to reflect the potential of harm to heritage assets  include in the policy that proposals will be permitted where they: (a) are of exceptional quality and design and conserve or enhance the significance of the area's heritage assets, their setting and the wider historic environment	Change	The tall buildings policy should not be read in isolation. It should be read in conjunction with other policies contained within the Local Plan, such as but not limited to policy DM17 Heritage Assets and Conservation. Nevertheless, DM15 has been reworded to place greater emphasis on the significance of heritage assets.
1592/01/008/DM15.1/O	<i>Croydon Partnership Ltd</i>	Object	DM15.1	Criterion d proposes that buildings taller than 40 storeys will need to incorporate amenity space such as sky gardens, atriums and roof terraces that are accessible to the public as well as residents of the development. We consider that the wording of Policy DM15(d) should be amended to add flexibility to the approach towards amenity space to buildings over 40 storeys. We would suggest that individual sites should be considered on a case by case basis so that they can be assessed on their own merits and their ability to provide the proposed amenity space, in particular significant town centre developments where the residential use is just one element of the scheme.	Criterion d should be amended so that the ability for schemes to provide private amenity space is considered on a case by case basis.	No change	Every application is assessed on a case by case basis. The Mayor for London's Housing Supplementary Guidance March 2016 sets out minimum amenity space standards. In addition to the need to provide private amenity space DM10.4 requires communal amenity space to be provided. Where developments are taller than 40 storeys DM15.1d allows for some flexibility in the way in which amenity space can be provided.
1592/01/007/DM15.1/S	<i>Croydon Partnership Ltd</i>	Support	DM15.1	Draft Policy DM15 seeks to bring Croydon's Local Plan in line with the adopted Croydon OAPF by controlling the location and design of tall and large buildings within the Borough. Option 1 (i.e. the 'Preferred Option') seeks to ensure that tall or large buildings be located in the areas identified for such buildings as set out in the OAPF; be in locations which have a minimum PTAL rating of 4; incorporate a sensitive approach to articulation and composition which is proportionate to their scale; and incorporate a mix of publically accessible uses and spaces. We support Option 1 in this respect and consider it sensible to introduce such a policy to bring the Croydon Local Plan in line with the OAPF.		Welcome support	

1827/01/017/DM15.1/O	Jane & Paul Riley	Object	Soundness - Effective	DM15.1	Will be calling on the Council to amend its tall buildings policy so that the tallest buildings have to be in the centre of town, not right on the edge of the tall buildings zone next to two-storey residential housing.	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.	
1918/01/017/DM15.1/O	Mr Gareth Champion	Object	Soundness - Effective	DM15.1	Will be calling on the Council to amend its tall buildings policy so that the tallest buildings have to be in the centre of town, not right on the edge of the tall buildings zone next to two-storey residential housing.	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.	
1968/01/006/DM15.1/O	Gavin Barwell	Object		DM15.1	I am also disappointed that the Council hasn't taken the opportunity to amend its tall buildings policy so that the tallest buildings have to be built in the centre of the tall buildings zone with heights gradually decreasing as you approach the two storey residential housing that surrounds the town centre.	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.	
2041/20/001/DM15.1/O	<i>McKay Securities</i>	Object		DM15.1	For Croydon to meet its development aspirations as well as those of sustainable development, and set out in Policies SP3.3, SP3.11, SP3.13(a), SP4.5 and paragraph 4.45 of the Croydon Local Planning Strategic Policies a significant number of new large buildings will need to be constructed in Croydon. It is necessary therefore for a policy to set out more clearly the criteria by which these buildings will be allowed to come forward. Policy 15.1.c requires tall buildings to be of exceptional quality which is extremely onerous and it is not clear why this class of buildings have to be of exceptional quality. It is accepted that high quality buildings are necessary to create environmental improvements and the creation of places but the requirement for the more onerous standard of exceptional quality is not justified or explained. It is likely that if this criterion is retained many tall buildings which could provide much needed homes and jobs will be stuck in the planning or pre-planning pipeline for an indeterminate period while an elusive exceptional design is sought. This will prevent urgently needed development coming forward as easily as it should.	Policy 15.1.c requires tall buildings to be of exceptional quality which is extremely onerous and it is not clear why this class of buildings have to be of exceptional quality.	No change	The requirement of design of exceptional quality is due to their size and scale and increased densities arising from tall buildings the impact on their surroundings and extent of the impact can be greater than that of conventionally sized buildings. The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.

2041/12/001/DM15.1/O	<i>McKay Securities</i>	Object		DM15.1	Policy DM15.2 - It is not clear why tall buildings should have their ground and first floors available for publicly accessible uses and spaces while smaller buildings do not. Tall and large buildings can integrate well in a local area through sympathetic design, active frontages and through improvements and enhancements that can be achieved through CIL payments. It is not clear why public access is also required, or why this is a criterion for integration within a local area and it does not understand the commercial requirements of either tenants, landlords or owners. This policy should be deleted.	This policy should be deleted.	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
2083/01/017/DM15.1/O	Mr Stewart Murray <i>Greater London Authority</i>	Object		DM15.1	The Mayor welcomes the development management approach to tall buildings, including the need for exceptional quality and the supporting text which places the emphasis on the streetscape, local views and the integration with public realm at street level.		Welcome support	
2605/01/020/DM15.1/O	Ian Broyd	Object		DM15.1	The Metropolitan Centre has been identified as being suitable for tall buildings. The Local Plan needs to state specifically that very tall buildings should not be allowed on the edge of the Metropolitan Centre where there are significantly lower residential buildings. Although there is some provision for this in DM15, there are sufficient potential get-outs so DM15 needs to address the edge of/ bordering on Metropolitan Centre area specifically. Tall buildings should not be approved in District Centres- the predominant height in Addiscombe District Centre should remain the same.	The policy should address tall buildings at the edge of the Metropolitan Centre and in District Centres.	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
2823/01/001/DM15.1/O	Margaret Chan	Object	Soundness - Effective	DM15.1	You have not amended your tall buildings policy, so that you will continue to allow tall buildings to be built right up against normally-sized residential properties in East Croydon. Such developments severely restrict the views and access to sunlight and fresh air of residents		No change	The tall buildings policy should not be read in isolation. It should be read in conjunction with other policies contained within the Local Plan such as but not limited to policies in The Places of Croydon and the Urban Design and Local Character sections of the local plan. Detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.

2843/01/007/DM15.1/O	Minerva	Object		DM15.1	The policy should be reworded to the following "and do not harm the setting of designated heritage assets". As stated in Historic England's guidance on setting, not all aspects of the setting of a heritage asset will necessarily contribute to the significance of a heritage asset. As set out in paragraphs 132-135 of the NPPF, harm to the significance of a designated heritage asset may be balanced by the public benefit provided by the development proposal.	The policy should be reworded to the following "and do not harm the setting of designated heritage assets".	No change	A designated heritage asset will carry more weight in planning terms when determining a planning application for a tall or large building, however the policy is worded to enable consideration of the impact on all heritage assets in the local context. Each planning application is considered on its merits and in the context of the National Planning Policy Framework, the London Plan and Croydon's adopted Local Plan: Strategic Policies and Development Plan Documents.
2868/01/001/DM15.1/O	Graham Lyon	Object		DM15.1	My main concern about the proposals for Addiscombe and East Croydon is that the Council isn't amending its tall buildings policy. When the Menta planning application for a 50+ storey tower on Cherry Orchard Road was approved by the previous Conservative Council, both Labour councillors and I agreed that very tall buildings weren't appropriate on this site. However, now that they are running the Council those same councillors haven't changed the Council's policy.  I will be calling on the Council to amend its tall buildings policy so that the tallest buildings have to be in the centre of town, not right on the edge of the tall buildings zone next to two-storey residential housing.		No change	The tall buildings policy should not be read in isolation. It should be read in conjunction with other policies contained within the Local Plan such as but not limited to policies in The Places of Croydon and the Urban Design and Local Character sections of the local plan. Detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
2871/01/001/DM15.1/O	Dianne Darak	Object	Soundness - Effective	DM15.1	I am writing to express my concern at the height of the buildings being developed around East Croydon. These will be completely out of character with the 2 storey Victorian houses on the roads within a few metres opposite. They will be overlooking the gardens of those houses and blocking out sunlight during the winter months, when the sun is especially low. As well as taking away the privacy of the owners using their gardens.		No change	The tall buildings policy should not be read in isolation. It should be read in conjunction with other policies contained within the Local Plan such as but not limited to policies in The Places of Croydon and the Urban Design and Local Character sections of the local plan. Detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.

2898/01/001/DM15.1/O	Michelle Waterman	Object		DM15.1	The policy should be amended so that the tallest buildings have to be in the centre of town, not right on the edge of the tall buildings zone next to two-storey residential housing. I am already concerned at the impact the MENTA buildings will have on the area without the Council planning to add additional super storey buildings in my back yard.	No change	The tall buildings policy should not be read in isolation. It should be read in conjunction with other policies contained within the Local Plan such as but not limited to policies in The Places of Croydon and the Urban Design and Local Character sections of the local plan. Detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
3029/01/017/DM15.1/O	Mr Paul Newton <i>Addington Village Residents Assoc</i>	Object	Soundness - Effective	DM15.1	Will be calling on the Council to amend its tall buildings policy so that the tallest buildings have to be in the centre of town, not right on the edge of the tall buildings zone next to two-storey residential housing.	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
3077/01/015/DM15.1/O	Mrs Clare Gardner	Object	Soundness - Effective	DM15.1	8. Council's tall building policy: should be amended so that the tallest buildings must be in the centre of town, not right on the edge of the tall buildings zone next to two-storey residential housing.	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
3080/01/016/DM15.1/O	Mr John Mills	Object		DM15.1	I am also disappointed that the Council hasn't taken the opportunity to amend its tall buildings policy so that the tallest buildings have to be built in the centre of the tall buildings zone with heights gradually decreasing as you approach the two-storey residential housing that surrounds the town centre.	No change	A tall building, by definition is a building that is taller than the predominant built form that surrounds it. Planning applications are determined on their merits and the surrounding character and context will be taken into consideration in assessing each case.

3087/01/007/DM15.1/O	Mrs Halina Tutt	Object	DM15.1	I am unhappy about the proposals for Addiscombe and East Croydon that the Council isn't amending its tall buildings policy. When the Menta planning application for a 50+ storey tower on Cherry Orchard Road was approved by the previous Conservative Council, both Labour councillors and Gavin Barwell agreed that very tall buildings weren't appropriate on this site. However, now that they are running the Council, those same councillors haven't changed the Council's policy!. I will be supporting Gavin Barwell to call on the Council to amend its tall buildings policy so that the tallest buildings have to be in the centre of town, not right on the edge of the tall buildings zone next to two-storey residential housing. There are too many tall building in Croydon anyway. Have you ever looked out into town when you are on a train and are pulling into East Croydon Station. Its dreadful. We simply do not need any more.	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
3087/01/006/DM15.1/O	Mrs Halina Tutt	Object	DM15.1	I am unhappy about the proposals for Addiscombe and East Croydon that the Council isn't amending its tall buildings policy. When the Menta planning application for a 50+ storey tower on Cherry Orchard Road was approved by the previous Conservative Council, both Labour councillors and Gavin Barwell agreed that very tall buildings weren't appropriate on this site. However, now that they are running the Council, those same councillors haven't changed the Council's policy!. I will be supporting Gavin Barwell to call on the Council to amend its tall buildings policy so that the tallest buildings have to be in the centre of town, not right on the edge of the tall buildings zone next to two-storey residential housing. There are too many tall building in Croydon anyway. Have you ever looked out into town when you are on a train and are pulling into East Croydon Station. Its dreadful. We simply do not need any more.	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
3145/01/016/DM15.1/O	Mr David Harwood	Object	DM15.1	I wish to see an amendment in the councils tall building policy, that is that the tallest buildings can only be sited in the centre of Croydon, nor should they be erected near or next to much smaller buildings	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.

3151/01/001/DM15.1/O	Gillian Edwards	Object		DM15.1	Tallest building policy - the tallest buildings should be confined to the town centre and not the outskirts e.g. Cherry Orchard Rd. This is unsightly and changes the character of the area	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas. DM15 sets out location where new development can be significantly taller or larger than the predominant scale and massing of buildings. These include locations identified in Croydon Opportunity Area Planning Framework and Masterplans. This policy must be considered in conjunction with the other policies within the Croydon Local Plan Strategic Policies and the Croydon Local Plan Detailed Policies (Preferred and Alternative Options) including the place specific policies. This would mean that policies provide some flexibility to allow for growth whilst respecting existing scale and character.
3215/01/015/DM15.1/O	Mr Steve White ASPRA	Object	Soundness - Effective	DM15.1	I am also disappointed that the Council hasn't taken the opportunity to amend its tall buildings policy so that the tallest buildings have to be built in the centre of the tall buildings zone with heights gradually decreasing as you approach the two-storey residential housing that surrounds the town centre.	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
3337/01/017/DM15.1/O	Mr Roger Willaimes	Object	Soundness - Effective	DM15.1	Will be calling on the Council to amend its tall buildings policy so that the tallest buildings have to be in the centre of town, not right on the edge of the tall buildings zone next to two-storey residential housing.	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
3356/01/017/DM15.1/O	Mr Rishi Gohill	Object	Soundness - Effective	DM15.1	Will be calling on the Council to amend its tall buildings policy so that the tallest buildings have to be in the centre of town, not right on the edge of the tall buildings zone next to two-storey residential housing.	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.

3358/01/017/DM15.1/O	Joy Harris	Object	Soundness - Effective	DM15.1	Will be calling on the Council to amend its tall buildings policy so that the tallest buildings have to be in the centre of town, not right on the edge of the tall buildings zone next to two-storey residential housing.	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
3378/01/018/DM15.1/O	Veronica Fox	Object	Soundness - Effective	DM15.1	<p>My main concern about the proposals for Addiscombe and East Croydon is that the Council isn't amending its tall buildings policy. When the Menta planning application for a 50+ storey tower on Cherry Orchard Road was approved by the previous Conservative Council, both Labour councillors and I agreed that very tall buildings weren't appropriate on this site. However, now that they are running the Council those same councillors haven't changed the Council's policy.</p> <p>I will be calling on the Council to amend its tall buildings policy so that the tallest buildings have to be in the centre of town, not right on the edge of the tall buildings zone next to two-storey residential housing.</p>	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
3414/01/017/DM15.1/O	Mr Chris McInerney	Object	Soundness - Effective	DM15.1	Will be calling on the Council to amend its tall buildings policy so that the tallest buildings have to be in the centre of town, not right on the edge of the tall buildings zone next to two-storey residential housing.	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.

3438/01/016/DM15.1/C	Mr D Lane	Comment		DM15.1	I am also disappointed that the Council hasn't taken the opportunity to amend its tall buildings policy so that the tallest buildings have to be built in the centre of the tall buildings zone with heights gradually decreasing as you approach the two-storey residential housing that surrounds the town centre.	No change	DM15 sets out location where new development can be significantly taller or larger than the predominant scale and massing of buildings. These include locations identified in Croydon Opportunity Area Planning Framework and Masterplans. This policy must be considered in conjunction with the other policies within the Croydon Local Plan Strategic Policies and the Croydon Local Plan Detailed Policies (Preferred and Alternative Options) including the place specific policies. This would mean that policies provide some flexibility to allow for growth whilst respecting existing scale and character. The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
3508/01/004/DM15.1/O	Jennifer Worstall	Object		DM15.1	In particular, I would ask the Council to amend its tall buildings policy so that the tallest buildings are in the centre of Croydon and not right next to two storey houses in Addiscombe and East Croydon	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
3516/01/003/DM15.1/O	Mr G Tubb	Object		DM15.1	I have misgivings over several other details which should be reviewed ; 1. The Location and height of any future skyscrapers	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
3566/01/017/DM15.1/O	Maureen Wilcox	Object	Soundness - Effective	DM15.1	Will be calling on the Council to amend its tall buildings policy so that the tallest buildings have to be in the centre of town, not right on the edge of the tall buildings zone next to two-storey residential housing.	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.

3696/01/004/DM15.1/O	Mr J Catley	Object		DM15.1	I am also disappointed that the Council hasn't taken the opportunity to amend its tall buildings policy so that the tallest buildings have to be built in the centre of the tall buildings zone with heights gradually decreasing as you approach the two-storey residential housing that surrounds the town centre.	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
3735/02/001/DM15.1/O	Mr Tim Duce	Object	Soundness - Effective	DM15.1	<p>When the Menta planning application for a 50+ storey tower on Cherry Orchard Road was approved by the previous Conservative Council, both Labour councillors and Gavin Barwell agreed that very tall buildings weren't appropriate on this site. However, now that Labour are running the Council those same councillors haven't changed the Council's policy.</p> <p>I would like the Council to amend its tall buildings policy so that the tallest buildings have to be in the centre of town, not right on the edge of the tall buildings zone next to two-storey residential housing.</p>	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
3744/02/017/DM15.1/O	Diane Simpson	Object	Soundness - Effective	DM15.1	Will be calling on the Council to amend its tall buildings policy so that the tallest buildings have to be in the centre of town, not right on the edge of the tall buildings zone next to two-storey residential housing.	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.

3774/01/011/DM15.1/O	Mr & Mrs Walker	Object		DM15.1	<p>RE: LAND ON EITHER SIDE OF SHIRLEY OAKS ROAD, SHIRLEY OAKS VILLAGE, POPPY LANE; STROUD GREEN PUMPING STATION; COOMBE FARM, COOMBE LODGE NURSERIES off Conduit Lane, land west of Shirley Oaks Road, rear of 5-13 Honeysuckle Gardens OBJECTION TO DE-DESIGNATION GREEN BELT ; SHIRLEY, NEW ADDINGTON, FOREST HILL</p> <p>We have lived in the Borough of Croydon for 30 years and value its vibrancy and diversity.</p> <p>As Croydon ratepayers we object to the de-designation of Metropolitan Open Land generally, especially land detailed above, which will change forever Croydon's character.</p> <p>We would ask you to encourage policies/development to: Amend the tall buildings policy and keep the tall building zone where it is suited in the centre of town;</p>	No change	DM15 sets out location where new development can be significantly taller or larger than the predominant scale and massing of buildings. These include locations identified in Croydon Opportunity Area Planning Framework and Masterplans. This policy must be considered in conjunction with the other policies within the Croydon Local Plan Strategic Policies and the Croydon Local Plan Detailed Policies (Preferred and Alternative Options) including the place specific policies. This would mean that policies provide some flexibility to allow for growth whilst respecting existing scale and character. The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
3785/01/017/DM15.1/O	Jenny Greenland	Object		DM15.1	<p>I call on the Council to amend its tall buildings policy so that the tallest buildings have to be in the centre of town, not right on the edge of the tall buildings zone next to two-storey residential housing</p>	No change	<p>The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.</p>
3789/01/017/DM15.1/O	Mr Paul Slaughter	Object	Soundness - Effective	DM15.1	<p>Will be calling on the Council to amend its tall buildings policy so that the tallest buildings have to be in the centre of town, not right on the edge of the tall buildings zone next to two-storey residential housing.</p>	No change	<p>The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.</p>

3842/00/002/DM15.1/O	Ms M de Villiers	Object	Soundness - Effective	DM15.1	<p>I object to the following policies particularly in relation to East Croydon / Addiscombe (where I live):</p> <p>- The tall buildings policy is inappropriate if it allows the tallest buildings to be built right on the edge of the tall building zone right next to 2 storey residential housing. The policy should be amended so that the tallest buildings are in the centre of town and those ones on the edge of the zone are closer to the height of the surrounding residential properties than the taller buildings in the zone.</p>	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
4010/01/017/DM15.1/O	Mr R Morley-Smith	Object	Soundness - Effective	DM15.1	<p>Will be calling on the Council to amend its tall buildings policy so that the tallest buildings have to be in the centre of town, not right on the edge of the tall buildings zone next to two-storey residential housing.</p>	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
4017/01/001/DM15.1/O	Mr R Goldthorpe	Object		DM15.1	<p>I am writing to ask the council to amend its tall building policy , so that the tallest buildings have to be built in the centre of Croydon and not on its fringes as proposed.</p>	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
4036/01/017/DM15.1/O	Ms S Wheeler-Kiley	Object	Soundness - Effective	DM15.1	<p>Will be calling on the Council to amend its tall buildings policy so that the tallest buildings have to be in the centre of town, not right on the edge of the tall buildings zone next to two-storey residential housing.</p>	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
4093/01/001/DM15.1/O	Val Goldthorpe	Object		DM15.1	<p>I would like the council to change their decision regarding tall buildings in Croydon. So the tall buildings are kept within the centre of Croydon town centre and not on the fringes as being proposed.</p>	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.

4096/01/015/DM15.1/O	Mr Vince Hemment	Object	DM15.1	I am also disappointed that the Council hasn't taken the opportunity to amend its tall buildings policy so that the tallest buildings have to be built in the centre of the tall buildings zone with heights gradually decreasing as you approach the two-storey residential housing that surrounds the town centre.	No change	DM15 sets out location where new development can be significantly taller or larger than the predominant scale and massing of buildings. These include locations identified in Croydon Opportunity Area Planning Framework and Masterplans. This policy must be considered in conjunction with the other policies within the Croydon Local Plan Strategic Policies and the Croydon Local Plan Detailed Policies (Preferred and Alternative Options) including the place specific policies. This would mean that policies provide some flexibility to allow for growth whilst respecting existing scale and character. The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
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4100/01/004/DM15.1/O	Mr Tim Newman	Object	DM15.1	I would like to mirror Gavin Barwell's concerns in respect of the council amending its tall building policy. I too would like to see the policy for tall buildings amended so that the tallest buildings have to be in the centre of the town and not on the edge of the tall building zone adjacent to much lower rise housing. I think it would be wise to reduce the size of the tall building zone.	No change	DM15 sets out location where new development can be significantly taller or larger than the predominant scale and massing of buildings. These include locations identified in Croydon Opportunity Area Planning Framework and Masterplans. This policy must be considered in conjunction with the other policies within the Croydon Local Plan Strategic Policies and the Croydon Local Plan Detailed Policies (Preferred and Alternative Options) including the place specific policies. This would mean that policies provide some flexibility to allow for growth whilst respecting existing scale and character. The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
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4104/01/017/DM15.1/O	Terrence & Jacqueline Spriggs	Object	Soundness - Effective	DM15.1	Will be calling on the Council to amend its tall buildings policy so that the tallest buildings have to be in the centre of town, not right on the edge of the tall buildings zone next to two-storey residential housing.	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
4145/01/015/DM15.1/O	Mr & Mrs Andrews	Object	Soundness - Effective	DM15.1	I am also disappointed that the Council hasn't taken the opportunity to amend its tall buildings policy so that the tallest buildings have to be built in the centre of the tall buildings zone with heights gradually decreasing as you approach the two-storey residential housing that surrounds the town centre.	No change	DM15 sets out location where new development can be significantly taller or larger than the predominant scale and massing of buildings. These include locations identified in Croydon Opportunity Area Planning Framework and Masterplans. This policy must be considered in conjunction with the other policies within the Croydon Local Plan Strategic Policies and the Croydon Local Plan Detailed Policies (Preferred and Alternative Options) including the place specific policies. This would mean that policies provide some flexibility to allow for growth whilst respecting existing scale and character. The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.
4223/01/015/DM15.1/O	Mrs Mary Lane	Object		DM15.1	I am also disappointed that the Council hasn't taken the opportunity to amend its tall buildings policy so that the tallest buildings have to be built in the centre of the tall buildings zone with heights gradually decreasing as you approach the two-storey residential housing that surrounds the town centre.	No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.

2822/01/008/DM15.2/O	<i>Menta Redrow LTD</i>	Object	DM15.2	DM15.2 seeks "ground and first floors" to incorporate a mix of publically accessible uses and spaces. This will not be appropriate in all locations. For example this may result in too much space of that type being provided in a physically large site and equally would be overly onerous in a less tall building given that the policy can apply to proposals as low as 6 storeys. The policy should seek active ground floor uses where appropriate.	The policy should be amended to seek active ground floor uses where appropriate.	No change	This policy has been included to ensure that ground floors of tall and large buildings integrate within the streetscape and positively respond to the local character and the use of the term 'where appropriate' would render the policy meaningless as clarity would be lost on where this policy would apply. Given their size and their potential impact it is equally important to ensure ground floors do not have large areas of blank frontages, even in buildings of six storeys, and are designed to incorporate passive surveillance.
2843/01/008/DM15.2/O	<i>Minerva</i>	Object	DM15.2	DM15.2 seeks "ground and first floors" to incorporate a mix of publically accessible uses and spaces. This will not be appropriate in all locations. For example this may result in too much space of that type being provided in a physically large site and equally would be overly onerous in a less tall building given that the policy can apply to proposals as low as 6 storeys. The policy should seek active ground floor uses where appropriate.	The policy should be amended to seek active ground floor uses where appropriate.	No change	This policy has been included to ensure that ground floors of tall and large buildings integrate within the streetscape and positively respond to the local character and the use of the term 'where appropriate' would render the policy meaningless as clarity would be lost on where this policy would apply. Given their size and their potential impact it is equally important to ensure ground floors do not have large areas of blank frontages, even in buildings of six storeys, and are designed to incorporate passive surveillance.
0115/02/001/DM16/C	Mr Bob Sleeman		DM16	The 16 PoC for Adiscombe doesn't consider it needs "views and Landmarks"  It should be there in order to recognize landmarks such as the former Ashburton Library, Leslie Arms, East INDIA Houses and Clyde Road, Churches and the Cattle-trough should be all recognised as Landmarks		No change	These suggestions for Local Designated Landmarks were all assessed when they were suggested in 2013 and did not meet all the criteria for a Local Designated Landmark. The Assessment is on the Council's website as Local Plan Evidence.

2843/01/009/DM16/O	<i>Minerva</i>	Object	DM16	The policy should be reworded to the following "Developments should conserve or enhance the Croydon panorama". It is considered that conserve in this context means 'not harm'. Unlike the London View Management Framework, the views mentioned within this policy do not have geometrically defined corridors to strategic corridors and therefore the extract "and should seek to avoid buildings that tightly define the edges of the viewing corridors" is not relevant.	The policy should be reworded to say that "Developments should conserve or enhance the Croydon panorama". The reference to viewing corridors should be reviewed.	No change	The viewing corridor is not defined but the view point is identified and to ensure that the policy aligns with the Croydon Local Plan:Strategic Policies, Policy SP4.2 which requires development to ' b)protect Local Designated Views, Croydon Panoramas, the setting of Landmarks other important vistas and skylines, and that the Local Designated Landmark is not overcrowded by the proposed development and visually obscured, the reference to the viewing corridor is made. The policy, in addition to complying with the Croydon Local Plan:Strategic Policies Policy SP4.2 ,is worded as ' Developments should enhance... ' to align with Objective 5 of the Croydon Local Plan: Strategic Policies which states 'Ensure that high quality new development both integrates, respects and enhances the borough's natural environment and built heritage.'
0320/01/014/DM17.1/S	Mr Tarsem Flora <i>Flora Associates</i>	Support	DM17.1	Heritage assets and conservation- Accept Option 1		Welcome support	
1302/01/015/DM17.1/C	Mr Graham Saunders <i>Historic England</i>	Comment	DM17.1	We still have concerns with regards to the treatment of heritage assets, where proposal for intensification takes place within the setting of assets. This could be through individual sites or through a culmination of sites in historically sensitive locations. We would seek to be assured that sufficient policy checks are in place that ensures future developments are sustainable (e.g. deliver equally economic, social and environmental dimensions of sustainable development). Acceptance of our advice on the Strategic Policy Document and comments on policies such as DM10 and DM15 would help towards addressing this concern.	Borough Character - assurances in delivering intensification / check soundness / incorporate HE amendments to policies DM 10, DM 15.1 and to Strategic Policies	No change	The comments are noted and your comments on Croydon Local Plan: Strategic Policies and Policy DM10 and DM15 have been considered and responded to, other than those made on parts of the to the Strategic Policies that were not proposed changes and therefore not being consulted on.

2077/01/002/DM17.1/O	Mr David Page <i>Mid Croydon Conservation Area A</i>	Object	DM17.1	What is the defintion of signficance? Does it have an established meaning in planning law? If not there should be a defintion provided.	No change	National Planning Policy Framework provides definition of the term 'Significance': 'the value of a heritage asset to this and future generation because of its heritage interest, which may be archaeological, architectural, artistic or historic. This significance may derive not only from its physical presence but also from its setting'.	
2843/01/012/DM17.1/O	<i>Minerva</i>	Object	DM17.1	Policy DM17.1 should be reworded to the following "preserve or enhance". Policy DM17.1(a)- As set out in paragraphs 132-135 of the NPPF, harm to the significance of a designated heritage asset may be balanced by the public benefit provided by the development proposal. Policy DM17.1(b) should be reworded to the following "Proposals for development will only be permitted if they will preserve or enhance those aspects of setting that contribute to the significance of the heritage asset.". It is considered that preserve (or conserve in the NPPF) in this context means not harm. As stated in Historic England's guidance on setting, not all aspects of the setting of a heritage asset will necessarily contribute to the significance of a heritage asset. The value of the setting of a heritage asset lies in what it contributes, if anything, to the significance of the heritage asset; it is not itself a heritage asset of intrinsic historic or architectural interest. As set out in paragraphs 132-135 of the NPPF, harm to the significance of a designated heritage asset may be balanced by the public benefit provided by the development proposal.	The policy should be reworded to take account of the NPPF and Historic England guidance.	No change	Policy 17.1 with its current wording 'protect and enhance' directly reflects on paragraphs 126 and 137 of the NPPF and Policy 7.8 of the London Plan. Similarly Paragraph 17.1 e) directly reflects on public benefit considerations when assessing proposals affecting heritage assets. The policy should be read in conjunction with NPPF and therefore will be maintained in its current form.
0203/01/042/DM17.3/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM17.3	These are important in maintaining and reflecting the history of local areas. Bradmore Green Conservation area along with its listed buildings and St John's church is one of the nicest parts of Old Coulsdon and Croydon should remain a conservation area and treated as such.	Bradmore Green Conservation Area should continue to be a conservation area.	No change	No changes to the Conservation Areas are proposed in the Local Plan.

2843/01/013/DM17.3/O	<i>Minerva</i>	Object	DM17.3	<p>Policy DM17.3 should be reworded to state "To preserve or enhance". Policy DM17.3(C) should be reworded to state "All alterations and extensions should preserve or enhance the character, features and those aspects of setting that contribute to the significance of the building or monument and must not adversely affect the assets significance". As stated in Historic England's guidance on setting, not all aspects of the setting of a heritage asset will necessarily contribute to the significance of a heritage asset. The value of the setting of a heritage asset lies in what it contributes, if anything, to the significance of the heritage asset; it is not itself a heritage asset of intrinsic historic or architectural interest. As set out in paragraphs 132-135 of the NPPF, harm to the significance of a designated heritage asset may be balanced by the public benefit provided by the development proposal.</p>	The policy should be amended to reflect the NPPF and Historic England guidance.	No change	<p>Policy 17.3 with its current wording 'protect and enhance' directly reflects on paragraphs 126 and 137 of the NPPF and Policy 7.8 of the London Plan and therefore will be maintained in its current form. Alterations and extensions would amend the original form and appearance of the heritage asset and therefore such activity cannot be considered as sensu stricto preservation. Therefore the proposed wording 'should enhance' will be maintained.</p>
1574/01/002/DM17.4/O	<p>Mr Gordon Thompson <i>Mid Croydon Conservation Area A</i></p>	Object	Soundness - Effective DM17.4	<p>Part of "Addiscombe Place" is also a declared conservation area (the East India Estate). Parts of this conservation area have, in the past, been utterly wrecked by the proliferation of house-demolition/rebuild as nondescript blocks of flats. Do we really want more of the same? Although the Council makes reassuring noises about giving priority to preserving our heritage, are we safe from the recurrence of such massive suburban vandalism, or from building in back-gardens and on other precious open land, if push comes to shove?</p>	No change	<p>The East India Estate Conservation Area Appraisal and Management Plan was adopted by the full Council in 2013. It contains in-depth analysis of the heritage significance, and guidance for a whole range of development activities - from window replacement to new development. The document has a status of Supplementary Planning Document and is a material consideration for any planning application in the area.</p>	

2843/01/014/DM17.4/O	<i>Minerva</i>	Object	DM17.4	<p>Policy DM17.4 should be reworded to the following "To preserve or enhance the character, appearance and those aspects of setting that contribute to the significance of Conservation Areas.." As stated in Historic England's guidance on setting, not all aspects of the setting of a heritage asset will necessarily contribute to the significance of a heritage asset. The value of the setting of a heritage asset lies in what it contributes, if anything, to the significance of the heritage asset; it is not itself a heritage asset of intrinsic historic or architectural interest. Policy DM17.4(a) should be reworded to the following "The demolition of a building that makes a positive contribution to the special character and appearance of a Conservation Area will be treated as either less than substantial or substantial harm". Although a conservation area is a designated heritage asset, not all elements of a conservation area will necessarily contribute in the same amount to its significance. Consideration of the value to the character and appearance of the conservation area of non-designated heritage assets judged to be positive contributors should be assessed on a case by case basis. As set out in the NPPG, "substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest". Therefore it is doubtful that the loss of a non-designated positive contributor is likely to result in significant harm to a conservation area. Furthermore, if the positive contributor is not a designated heritage asset then the judgement on its positive contribution may be a subjective opinion and not have been designated though a robust analysis of the asset.</p>	The policy should be amended to reflect the NPPG and Historic England guidance.	No change	<p>Policy 17.4 with its current wording 'protect and enhance' directly reflects on paragraphs 126 and 137 of the NPPF and Policy 7.8 of the London Plan and therefore will be maintained in its current form. The wording of Policy 17.4 (a) directly reflects on content of Conservation Area Appraisals and Management Plans which clearly identify value of particular properties in the context of special character of particular conservation areas. Croydon Council is in the process of preparing those documents for the remaining 5 conservation areas, whilst all the others have already been adopted as Supplementary Planning Documents. Given the clarity of the evidence and guidance regarding buildings in conservation areas the current wording of DM17.4a will be maintained.</p>
0203/01/043/DM17.5/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment	DM17.5	<p>The Old Smitham School flint building in Chipstead Valley Road should be added to the list of locally listed buildings.</p>	The Old Smitham School should be a Locally Listed Building.	No change	<p>The proposals of including the Old Smitham School flint building in Chipstead Valley Road will be included in the Council's list of properties to be considered for the Local List of Historic Buildings, which will be reviewed in the future.</p>

2041/15/001/DM17.5/C <i>McKay Securities</i>	Comment	DM17.5	Either the Local List of Buildings of Architectural Importance SPD should be incorporated within the LDF, or this reference should be deleted because it is not clear how long this will remain in force or what its future equivalent might be. This commits the policy to a potentially unknown but different document in the future, that might be prepared on the back of a different evidence base creating uncertainty. The policy is unlikely to be sound therefore	No change	The Local List of Buildings of Historic or Architectural Importance SPD remains a valid reference and should the List be reviewed it will be adopted also as an SPD.
2041/14/001/DM17.5/C <i>McKay Securities</i>	Comment	DM17.5	It is not clear why all alterations and extensions must enhance a building's character. It is possible that within a scheme there may be elements that detract as well as enhance the building and yet overall, the conservation balance is such that the scheme has a positive impact, and is therefore acceptable. As drafted the policy does not have any flexibility and does not reflect this concept of the conservation balance and the overall impact of a scheme upon a building or an area.	No change	The policy is designed to support creative approach to alterations and extensions providing they enhance the building's character. Paragraph 6.145 explains the approach take which discourages new development from copying existing buildings providing the final result has a positive impact.
2041/13/001/DM17.5/C <i>McKay Securities</i>	Comment	DM17.5	Policy DM17.5 deals with locally listed buildings. As drafted it does not correctly reflect the advice set out in the NPPF. DM17.5a gives substantial weight to protecting and enhancing locally listed buildings yet the NPPF makes clear that the demolition of a locally listed building requires a balanced judgement to be made having regard to the scale of any harm or loss and the significance of the heritage asset in relation to the proposals for redevelopment. Protecting all locally listed buildings in this way is heavy handed and unimaginative and does not accurately reflect the approach set out in the NPPF. The Policy is unlikely to be sound or achieve the protection sought.	Change	The policy is complementary to NPPF and the London Plan and should be read in conjunction with the above. In order to flag up the option of demolition the bullet point a will be expanded to read: 'Substantial weight will be given to protecting and enhancing Locally Listed Buildings; where demolition is proposed, it should be demonstrated that all reasonable attempts have been made to retain all or part of the building'

DM17.5 should be reworded to state "to protect or enhance the character, appearance and those aspects of setting that contribute to the significance of Locally Listed Buildings within the borough, the Council will..." As stated in Historic England's guidance on setting, not all aspects of the setting of a heritage asset will necessarily contribute to the significance of a heritage asset. The value of the setting of a heritage asset lies in what it contributes, if anything, to the significance of the heritage asset; it is not itself a heritage asset of intrinsic historic or architectural interest. DM17.5(b) should be reworded to state "all alterations and extensions should preserve or enhance the building's character, setting and features and must not adversely affect the significance of the building". The policy should be reworded to the following "All development proposals must preserve and/or enhance War Memorials and other monuments, and those aspects of their settings that contributes to their significance". As stated in the Historic England's guidance on setting, not all aspects of the setting of a heritage asset will necessarily contribute to the significance of a heritage asset.

The policy should be amended to reflect Historic England guidance.

No change

Policy 17.5 with its current wording 'protect and enhance' directly reflects on paragraphs 126 and 137 of the NPPF and Policy 7.8 of the London Plan and therefore will be maintained in its current form. Alterations and extensions would amend the original form and appearance of the heritage asset and therefore such activity cannot be considered as sensu stricto preservation. Therefore the proposed wording 'should enhance' will be maintained.

## 7 Community Facilities

<i>Ref No</i>	<i>Representor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Soundness</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
1610/01/003/Non-specific/C	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>		Comment			<p>Norbury does not have the infrastructure to deal with an increased population. There is pressure on schools, hospitals and GP practices. There is no space in current GP practices for the growing number of new residents to sign up. Where will new GP services be provided? How will schools be expanded to offer places to new growing number of children in the area?</p> <p>The automatic toilet at the entrance to Norbury Park needs to be dealt with as it often does not work. Toilets should be provided in the parks. There should be a scheme to allow customers to use their toilet facilities. The toilets should be re-opened at the train stations.</p> <p>Litter and fly-tipping. This is perhaps the biggest cause of complaint. The delays in collecting the road sweepers orange sacks encourages more rubbish dumping.</p> <p>Public attitudes and communication. Many local residents need to be proactive in taking a pride in the locality. There needs to be improved methods of communication in the area with a central community notice board, and better use of websites and social media.</p> <p>Norbury Library. This should not be closed.</p>		No change	The comments are noted
0069/03/002/DM18.1/C	Mr Fred Wallis  <i>The Save Purley Pool Campaign</i>		Comment		DM18.1	Seems to provide some reassurance. This policy is similar to that in the RUDP, the Core Strategy, CLP1.1 and was also that endorsed by the Planning Inspector (Report to Croydon Council Dec 17th 2012).		No change	The Comments are noted and welcomed

0084/02/004/DM18.1/O	Mr Dale Greetham <i>Sport England</i>	Object	DM18.1	Sport England welcomes the inclusion of this policy and the supporting text regarding protection of existing community facilities and proposals for new community facilities. However, Policy DM18 and the supporting text should ensure it is consistent with and supports the guidance contained in the NPPF regarding any proposed provision or loss of indoor and outdoor sports facilities. This policy could also usefully add specific reference to the protection of playing field land and the strict exceptions set out in the NPPF and Sport England's adopted Playing Fields Policy. Sport England would therefore recommend that this policy and support text should be revised to reflect Sport England's Land Use Planning Policy Statement 'Planning for Sport Aims and Objectives' and Paragraph 74 of the NPPF and Sport England's Playing Fields Policy. It should be noted that Sport England will normally oppose development that would lead to the loss of, or prejudice the use of, all or part of a playing field, without meeting at least one of the specific exception criteria identified in Sport England's Playing Fields Policy.	The policy and the supporting text should reference playing fields and indoor and outdoor sport facilities. It should reflect Sport England's Land Use Planning Policy Statement, Paragraph 74 of the NPPF and Sport England's Playing Fields Policy.	No change	The definition of "Community Facilities" in Appendix 1 - Glossary includes facilities providing for the "recreational, leisure and cultural needs of the community". It is considered that this broad definition covers the the points raised  Appendix 1 is in the Croydon Local Plan: Strategic Policies
0320/01/015/DM18.1/O	Mr Tarsem Flora <i>Flora Associates</i>	Object	DM18.1	Community Facilities (P. 82) DM 18.1 under Option 1 states "The council will ensure the provision of a network of community facilities ..... protecting existing community sites that serve the needs of the community". In spite of this a large majority of people in Purley are deeply concerned that our swimming pool in High Street Purley is scheduled to be discontinued ? !! See further comments elsewhere on this.		Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
2695/01/011/DM18.1/C	Cllr Chris Wright <i>London Borough of Croydon</i>	Comment	DM18.1	We also query why there is no policy to protect school playing fields from non educational development.		No change	The definition of "Community Facilities" in Appendix 1 - Glossary includes facilities providing for the " educational ,recreational, leisure and cultural needs of the community". It is considered that this broad definition covers the points raised as this would include school playing fields.  Appendix 1 is in the Croydon Local Plan: Strategic Policies

2746/01/002/DM18.1/C  
Ross Anthony  
*Theatres Trust*

Comment

DM18.1

The Trust's main concern with the policy SP3 is that the supporting text at paragraph 4.35 notes that Council will protect existing cultural facilities, however, this is not reflected in the actual wording of the Policy. Paragraph 4.35 correctly reflects the guidance in Item 156 and item 70 of the NPPF which states that to deliver the social, recreational and cultural facilities and services that the community needs, planning policies and decisions should guard against unnecessary loss of valued facilities. Also to ensure that established facilities and services are retained and able to develop for the benefit of the community. We therefore recommend SP3.1 is amended to read: The Council will protect cultural facilities and promote the growth and expansion of Cultural and Creative Industries to make Croydon a better place to live and to act as a driver of growth and enterprise in the local economy. Alternatively, detailed Policy DM18 could be amended to include cultural facilities as well as community facilities.

The NPPF notes that culture is an important part of the social aspect of sustainable development and that the safeguarding and promotion of facilities for cultural health and wellbeing is an essential aspect of sustainable communities.

detailed Policy DM18 could be amended to include cultural facilities as well as community facilities.

No change

The definition of "Community Facilities" in Appendix 1 - Glossary includes facilities providing for the "recreational, leisure and cultural needs of the community". It is considered that this broad definition covers the points raised

Appendix 1 is in the Croydon Local Plan: Strategic Policies

2764/18/003/DM18.1/O	Mr Derek Ritson <i>Monks Orchard Residents Associa</i>	Object		DM18.1	The distribution of community facilities across the borough are not spread equally in relation to the areas of population. Some areas have significantly more community facilities than other areas. What are the policies to identify areas that are lacking in appropriate community facilities and what are the policies to equalise the distribution of such facilities across the borough? As there are no policies listed in DM18 to enhance communities' facilities in areas lacking in those appropriate facilities, this should be defined and included in CLP2. The Shirley Place is lacking in community facilities compared to the rest of the Borough. Before allowing any expansion of populations, ensure that adequate infrastructure and community facilities are provided to support any expansion. There are no policies listed to meet this requirement. Make an analysis of required community facilities per proportion of population served and identify any areas of deficiency of those appropriate facilities. This analysis should facilitate evidence to introduce policies to promote the provision in those areas identified as deficient and to prevent expansion in areas of currently over provision or sufficient facilities.	The policy should set out how it will increase community facilities in those areas which do not have adequate community facilities. The Council should undertake an analysis of required community facilities per proportion of population served and identify any areas of deficiency of those appropriate facilities.	No change	DM18.1 aims to ensure the provision of a network of community facilities throughout the borough  DM18.4 provides support for new community uses also throughout the borough and also in particular in areas in the vicinity of a Neighbourhood Centre or are a change of use of an existing unit in a Shopping Parade
2781/01/013/DM18.1/S	Graham Bass	Support		DM18.1	Very much support the policy of protecting facilities, for example pubs, that are important to the life of relatively isolated communities.		Welcome support	
2842/01/060/DM18.1/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM18.1	There is generally inadequate recognition of the lack of community facilities in Shirley, and the need to at least preserve the existing ratio of amenity space to habitable rooms.		No change	The comments are noted . However the Policy on Community Facilities aims to provide a network of community facilities where there is an identified need and the policy facilitates new community facilities and encourages them .However the Local Plan on its own cannot deliver new facilities.
0069/03/003/DM18.2/C	Mr Fred Wallis <i>The Save Purley Pool Campaign</i>	Comment		DM18.2	Policy DM18.2/18.3 We believe the distinction between commercial and non-commercial facilities is neither needful nor meaningful and should be dispensed with. Policy DM18.2a We do not believe that the question of financial viability of an operator is the concern of the council and therefore should not be in this policy. Questions of financial viability for contracts, leases etc are the concern of the council and are dealt with elsewhere.		Change	The distinction between commercial and non-commercial facilities has now been removed

2041/16/001/DM18.2/C	McKay Securities	Comment	DM18.2	<p>There is a need for additional NHS facilities within the Croydon Opportunity Area arising from the enhanced levels of development that are anticipated to be directed to this area over the coming plan period. This need has not been identified and is not subject to an evidence base, and the NHS should be made to provide one if a policy is being difficult to secure facilities. In addition, given that new development within the Croydon Opportunity Area will be expected to help make provision for the NHS, then the criteria by which this will be sought should be set out in this policy. In particular, the process by which the NHS is given first refusal over sites needs to be a clear and transparent guide to that process, and if this approach is taken should include timescales. The absence of a clear evidence base for the NHS facilities and lack of a clear procedure for seeing such facilities via schemes means that the scheme does create continuity, and is not justified. It is unlikely to be sound therefore.</p>	No change	<p>If a site has healthcare facilities listed as a preferred use then the NHS do not have first refusal over the whole site. Rather they must be approached before permission will be granted to see if they would like to take up some floor space within any proposed development. It is not necessary to include a mechanism for this in the policy on providing community facilities.</p>	
2781/01/014/DM18.2/C	Graham Bass	Comment	DM18.2	<p>I should like in this context to see specific mention of The Lord Roberts in Upper Woodcote Village. As a general grocer &amp; Post Office it serves the needs of those, of all ages, who live nearby &amp; who otherwise would have to drive quite a way to find an alternative &amp; that's to ignore the many others for whom, in the context of the Village Green, it is a recreational destination.</p>	<p>The Lord Roberts in Upper Woodcote Village should be referenced.</p>	No change	<p>If the existing use is as a post office this would now be considered a community use and loss of this community use would need be justified as it is a protected use. Any redevelopment or change of use of this site would be dealt with on their merits and subject to the submission of a planning application and the consideration of these land use issues</p>

0069/03/004/DM18.3/C

Mr Fred Wallis

Comment

DM18.3

Policy DM18.2/18.3

Change

*The Save Purley Pool Campaign*

We believe the distinction between commercial and non-commercial facilities is neither needful nor meaningful and should be dispensed with.

The distinction between commercial and non-commercial facilities has now been removed

Many references are made in CLP2 to reinforcing retail frontages. It might be thought that here was a policy not only requiring detailed planning for new buildings but also a policy for demolishing old buildings in order to rebuild with new retail frontages. There seems to be little evidence in CLP2 that this is so; with the sole exception of the Purley Leisure Centre.

Purley Leisure Centre is not alone in being built on a retail frontage. With the exception of the leisure centre in New Addington all other council leisure centres in Croydon are also built on retail frontages. In an Appendix to this submission are photographs of South Norwood, Thornton Heath and Waddon Leisure Centres. The last of these was built in 2011, well within the period of the drafting of the Croydon Local Plan. Why then was Waddon built on a retail frontage when it would have been well known at that time that Croydon was reinforcing its retail frontages? We submit that the introduction of the retail frontage requirement is arbitrary and spurious, an artifice to gain control of the Purley leisure centre and as such is in breach of the London Plan and therefore illegal. It also represents a breach of trust with the public.

Purley Leisure Centre. Remove Main Retail Frontage designation so that a community facility continues to be protected by Policies SP5 and DM18". Should the designation stand or not? If not, why not?

0069/03/005/DM18.3/C	Mr Fred Wallis <i>The Save Purley Pool Campaign</i>	Comment	DM18.3	<p>"The Council will permit the loss of existing non-commercial community facilities where Community facilities for a specific end user (either on site or off site as part of a comprehensive re-development) that meet current or future needs, are provided".</p> <p>This policy completely undermines ANY protection to community facilities. "Community facilities for a specific end user" completely decouples the "existing use" from a "future use". So a reading room could replace a library. Also, the "on site or off site" means "anywhere".</p> <p>Similarly, "Part of a comprehensive redevelopment" suggests that any loss of facility would be made up in a future development. But, as is well known, there are no guarantees as to whether, where, when or what replacement would be built.</p>	Change	<p>The distinction between commercial and non-commercial facilities has now been removed. This should remove any confusion over when community facilities are permitted for redevelopment or change of use</p>
1610/02/001/DM18.3/C	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Comment	Soundness - Effective DM18.3	<p>School Playing Fields</p> <p>1. Why is there no policy to protect school playing fields and grounds from non-educational development?</p> <p>2. Given the emphasis on the health and well-being role of open spaces and gardens why is there no discussion of the value or pupils of school playing fields for physical activity, day light exposure, gardening projects?</p> <p>5. Why is there no policy for safeguarding library buildings and site proposals for their retention as libraries and as community facilities?</p>	No change	<p>The definition of "Community Facilities" in Appendix 1 - Glossary includes facilities providing for the "recreational, leisure and cultural needs of the community". It is considered that this broad definition covers the points raised as both libraries and school playing fields would be included as Community Uses.</p> <p>Appendix 1 is in the Croydon Local Plan: Strategic Policies</p>

2041/16/002/DM18.3/C	<i>McKay Securities</i>	Comment	DM18.3	<p>There is a need for additional NHS facilities within the Croydon Opportunity Area arising from the enhanced levels of development that are anticipated to be directed to this area over the coming plan period. This need has not been identified and is not subject to an evidence base, and the NHS should be made to provide one if a policy is being difficult to secure facilities.</p> <p>In addition, given that new development within the Croydon Opportunity Area will be expected to help make provision for the NHS, then the criteria by which this will be sought should be set out in this policy. In particular, the process by which the NHS is given first refusal over sites needs to be a clear and transparent guide to that process, and if this approach is taken should include timescales.</p> <p>The absence of a clear evidence base for the NHS facilities and lack of a clear procedure for seeing such facilities via schemes means that the scheme does create continuity, and is not justified. It is unlikely to be sound therefore.</p>	No change	<p>If a site has healthcare facilities listed as a preferred use then the NHS do not have first refusal over the whole site. Rather they must be approached before permission will be granted to see if they would like to take up some floor space within any proposed development. It is not necessary to include a mechanism for this in the policy on providing community facilities.</p>
0069/03/006/DM18.4/C	Mr Fred Wallis <i>The Save Purley Pool Campaign</i>	Comment	DM18.4	<p>We believe that this policy is overly prescriptive and redundant and that rules covering other developments already cover community facilities. Overall, Policy DM 18 is opaque/inaccessible to the general public. Moreover, it provides significant loopholes for developers to build whatever they wish rather than what the community needs. The CLP 2 should be specific about key facilities such as a pool in Purley.</p>	Change	<p>The distinction between commercial and non-commercial facilities has now been removed. This should remove any confusion over when community facilities are permitted for redevelopment or change of use and should strengthen the protection to existing community facilities</p>
1302/01/013/DM19 (Option 1)/C	Mr Graham Saunders <i>Historic England</i>	Comment	DM19 (Option 1)	<p>We would seek to include and addition requirement to the policy which ensures that the heritage interest of the public house has been assessed prior to any decisions for its change of use or demolition.</p>	recognition of heritage interest in Public Houses No change	<p>The policy on protecting public houses aims to ensure that planning permission will not be granted for the demolition or change of use of a public house unless it can be shown that there is not a defined need for the public houses. A defined need can be demonstrated by the pub being on the statutory list or being on the Local List. If it can be shown that there is no community benefit in retaining the land use as a pub then the policy is flexible enough to allow its loss and redevelopment or change of use</p>

1302/01/012/DM19  
(Option 1)/S

Mr Graham Saunders  
*Historic England*

Support

DM19 (Option 1)

We welcome the inclusion of Policy DM 19 option 1 (Protecting Public Houses) which could help provide additional protection for this key building typology, where it contains heritage interest

Welcome support

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1610/02/021/DM19  
(Option 1)/C

Mr Sean Creighton

*Norbury Residents Association Joi*

Comment

Soundness - DM19 (Option 1)  
Effective

I support Option 1 over Option 2 as this makes it much clearer what the Council's approach will be than Option 1. It needs strengthening in order to ensure that the views of the local community in the area where the pub is located are taken into account.

I have previously argued the case for protection in articles on Croydon Citizen:  
How can we protect the heritage of Croydon's pubs?

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By Sean Creighton - Wednesday  
15th January, 2014

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Sean Creighton explores the rich cultural and historical heritage that pubs have given us and is slowly being eroded

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Over the last 18 months in Croydon The Ship of Fools on London Road has become a Sainsbury's Local, the Swan & Sugarloaf a Tesco Express, Morrison's has gone for the Red Deer in Brighton Road, and Aldi for the Red Lion. But it is not just the supermarkets that are targeting pub purchases; other property developers as well, especially to convert to residential use. Residents appear to be powerless to stop the demise of pubs.

The fight-back developments in Wandsworth show that this need not be the case. So far, spurred on by community campaigns over the Castle in Battersea High Street, and the Wheatsheaf at Tooting Bec, the council has used the planning tools Assets of Community Value, Article 4 Directions and local listing. At the 4th December council meeting councillors unanimously agreed to explore all the options to try and protect popular pubs.

When I lived in Wandsworth (1970-1995) there were 30 pubs in a 20 minute walk from where I lived in Wandsworth Town Centre, and four minutes from the independent brewery Youngs. I settled on using a Youngs Pub, the Two Brewers, diagonally opposite Wandsworth Municipal Buildings Town Hall. It was the centre of local political discussion among Labour and Conservative councillors after meetings, and a meeting place for organising activities associated with campaigning when people did not agree with what the council was doing. In 1990 an upper floor room of the pub was used by

I propose the addition to Detailed Policy DM19 Option 1 of:  
'and no community support for it remaining a public house'  
to be inserted at the end of the first sentence.

No change

The policy on protecting public houses aims to ensure that planning permission will not be granted for the demolition or change of use of a public house unless it can be shown that there is not a defined need for the public houses. If it can be shown that there is no community benefit in retaining the land use as a pub then the policy is flexible enough to allow its loss and redevelopment or change of use

BBC TV to film a 3,000 strong demonstration outside the town hall campaigning against cuts to voluntary organisations and threatened cuts to primary and secondary schools. It was one of the main stories on national news that night.

Leaving aside politics, rock and pop groups start off doing the circuit of pubs. They are an essential part of the infrastructure of popular music. In the early 60s a folk club ran at the Swan & Sugar Loaf, and local resident Ralph McTell played at the Whitgift Arms. The tradition of live music continues today in pubs like the Dog & Bull.

Croydon's Save the David Lean Cinema Campaign has shown how a pub venue like the Spread Eagle can be used for film shows. It will soon also host theatre, e.g. Babylon from 4th-6th February, combining politics and folk.

The fewer the pubs (and bars) there are, the more street drinking there will be

While pubs can contribute to problems associated with drunkenness, criminality, disorder and violence, they are better environments for responsible drinking compared to street corners outside or near the large number of shops that are now allowed to sell alcohol. The fewer the pubs (and bars) there are, the more street drinking there will be. Local breweries were important elements in the local economies of many areas, providing employment, and local purchasing. Croydon's earliest known brewer was back in the 16th century, and later there was Crowley & Overton/Page & Overton. It has a new micro-brewery, The Cronx, based at Vulcan Way. The taste for the unique flavours of different real beers means that they can be transported from different parts of the country. Since 1986 over a million pints of Devon-based Palmers beer has been supplied to the Claret Free House in Lower Addiscombe.

Inns, taverns and pubs have played a variety of roles for centuries, as places for people to socialise, stay over night, hold dinners, have meetings, court, and organise political, cultural and sporting activity. Many have long histories, changing their roles through time, and being rebuilt or modernised. Just up the railway line at Clapham Junction, Battersea's Falcon Pub goes back to before 1800, and was rebuilt in 1882/3. It survives today with its curved frontage as a result of being listed in a community campaign against an office and shops redevelopment of the station.

Pubs helped to build mass democracy, welfare provision and civic society

One of the most important historic roles of inns and pubs was in the development of British associational life, particularly of the labour movement and friendly societies, helping to build mass democracy, welfare provision and civic society. In the 18th and 19th centuries there were very few alternative meeting facilities available. Even business consortia launching a new economic development project would meet in pubs, like the one meeting in Wandsworth Town who planned the Surrey Iron Railway from Wandsworth into Croydon. For publicans having organisations using them meant a regular and steady trade, helping sustain them as viable businesses. Conviviality and fellowship was one of the main drivers for organisations wanting to meet in pubs, for a drink before or after the meeting, and for social and fund-raising activities.

Once cycling became an organised activity in the later decades of the 19th century, club runs from London into the countryside would often stop for lunch or tea at a public house, even if alcohol drink was not quaffed. And for rural and small town pubs, this weekend trade could be an important boost to business.

Since the 1980s Battersea & Wandsworth Trades & Labour Council's Workers Beer Company has provided beer at political, community and music festivals, including Reading and Glastonbury, generating funds for community, trade union, political and overseas aid organisations, and they run the Bread and Roses pub in Clapham Manor Street.

Understandably the temperance and teetotal movements, and their supporters in organisations that traditionally met in pubs, continually argued for meetings to be held elsewhere. This became easier once churches, local council and other facilities became available. The temperance and teetotal movements also set up their own facilities, including billiard halls, cafés, coffee shops and hotels, which could also be used as meeting facilities.

Ironically many of these have now been turned into pubs and bars. In Croydon the first Ruskin House was set up in The Railway Temperance Hotel which the local trade unions purchased with financial help from Mrs Ada King-Lewis, a member of the Croydon United Temperance Council. The Hotel stood on the corner of St. Michaels and Station Road. Its opening was

announced in the first issue of the Croydon Pioneer, the labour movement's local newspaper. Ruskin House started selling alcohol in the 1940s. The bar remains today an important part of its facilities, and is home of the continuing story of folk music in the borough. If we value the role of pubs in Croydon then the least we can expect is that councillors work across parties to examine the options to protect those under threat, following the example set in Wandsworth.

Betting, fast food and the protection of heritage – can Croydon learn from Wandsworth?

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By Sean Creighton - Monday 1st December, 2014

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So what's planned for our high streets? Sean Creighton looks at protection for communities and the environment

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Norbury residents recently refused to withdraw their objections to the licence application of Paddy Power, the chain of betting shops, to cover an existing shop at 1421 London Road and its planning-approved expansion to 1423 next door. This refusal highlights the limited powers of the council to control the spread of betting shops in local high streets. This is because the law and regulations about the award of betting shop licences are so tight that the assumption is that licence applications have to be granted. The only basis on which an application can be refused is if the police object on the basis of actual criminal activity. Paddy Power's representatives made it clear to the sub-committee that having a double frontage on London Road and a side entrance on Stanford Road will improve its competitive edge with the William Hill betting shop situated diagonally opposite. The changes will give extra space for the comfort of its customers, and allow for improved supervision of customers and betting behaviour. Paddy Power's representative argued that each of the points raised by objectors had no validity in terms of the grounds that could be considered. I want the sub-committee to go behind Paddy Power's rhetoric and examine how it operates. There are limits on objectors at the licence hearing. They can only speak

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to their written objection. My raising additional questions put the sub-committee members on edge. I was allowed to submit a sheet with them on, on the basis that they could not be taken into account in reaching a decision and, given that fact, Paddy Power raised no objection. My verbal remarks were based on an attempt to see if the sub-committee was prepared to go behind Paddy Power's rhetoric to examine the details of the way it operated. Although this was ruled out as not relevant, sub-committee members did ask their own questions on some aspects of operational detail. Paddy Power was agreeable to letting them have the information, on the basis that it was not relevant to the decision that could be taken.

The sub-committee did not comment on my suggestion that it request the Cabinet consider bringing in an Article 4 Direction, as over 120 authorities had done up to January 2014. I suggested that the council's failure to do so represented a failure to look after the interests of residents in Norbury and elsewhere in the borough.

Tory Wandsworth has also come late in the day in addressing this issue and for the time being has ruled out the adoption of an Article 4 Direction, but is currently consulting on a supplementary planning document: 'Town Centre Uses'. This document proposes 'that in locations which already have four or more betting shops within a 400m radius, the council will seek to resist any additional units, either through the application of an Article 4 Direction, conditions to exclude betting shops related to proposals for A2 use, or the potential requirement to submit a planning application according to the Government's proposed changes to the Use Class Order.'

The Wandsworth draft also addresses the role of pubs, including their heritage and community value. It sets out a detailed list of criteria to assess these values. I discussed the issues involved in protecting pubs in the Citizen last January.

Croydon faces enormous planning challenges

Wandsworth is also suggesting that it create zones around schools to prevent more than four fast food takeaways being approved. Croydon Council should be considering as a matter of urgency drafting a similar supplementary planning document. Developers present Labour-controlled Croydon with enormous challenges in planning, from the drastic cuts in planning regulation and enforcement inherited from the Tories, and in the acknowledged neglect of the historic

built environment as discussed in another recent Citizen article. Wandsworth Tories have had few reservations about the long-term effects of the activities of private developers, particularly in Nine Elms and Wandsworth Town Centre. They are currently consulting on a major redevelopment project for Wandsworth High Street and Garratt Lane to replace its two office blocks and the South Thames College Tower. The development raises all sorts of issues about the nature of the town centre, the generation of extra traffic, the proposed move of the library and turning the court house into a restaurant or retail outlet. Development puts pressure on the environment and community. Craftily, the planning consultation is taking place before the council adopts a supplementary planning document on planning obligations on which it is currently consulting. The document recognises that 'development comes with its pressures on the environment and community, the impact on our roads, schools and general amenity. Conversely, development can improve our environment, whether it is the use of renewable energy, improved landscaping or more functional use of our urban environment.'

The draft identifies how the council will use its planning powers 'to ensure new development contributes to a safer, healthier and more prosperous Wandsworth and will be a material consideration in the assessment of planning applications'. It says it will seek to ensure development incorporates high quality design, mitigates any adverse impacts and contributes to the needs of the local community. The document sets out the circumstances where planning obligations requiring financial contributions under the Community Infrastructure Levy will be used.

Wandsworth Council is also working on a historic environment supplementary planning document for consultation. The two supplementary planning document consultation drafts can be accessed here: [Town Centre Uses and Planning Obligations](#). I hope that Croydon will look to drafting its own supplementary planning documents on planning obligations and the historic environment

2691/01/006/DM19  
(Option 1)/O

*Hyde Housing Association*

Object

DM19 (Option 1)

Hyde Housing Association are not supportive of Option 1, which seeks to introduce a blanket protection to public houses, and instead consider that Public Houses should, instead, be protected where they provide a recognised community benefit. There are a number of public houses within the borough that do not contribute in a positive manner to the community and a blanket protection of such uses would be counterproductive to good planning. Similarly there are public houses that do provide a community benefit, and those should be listed as community assets in order to protect them from demolition and change of use proposals. We are supportive of proposed Option 2.

No change

The policy on protecting public houses aims to ensure that planning permission will not be granted for the demolition or change of use of a public house unless it can be shown that there is not a defined need for the public houses. If it can be shown that there is no community benefit in retaining the land use as a pub then the policy is flexible enough to allow its loss and redevelopment or change of use

2708/01/003/DM19  
(Option 1)/O

*Sainsbury's Supermarkets Ltd*

Object

DM19 (Option 1)

Policy should include adherence to Assets of Community Value regulations.

No change

The policy does take account of ACVs. In the event that a public house is listed on the Assets of Community Value register and is offered for sale, the local community is given six months to prepare a bid to buy it. In such circumstances the marketing statement could be reduced to a period of a minimum continuous period of twelve months in addition to the six months that the community has to prepare a bid to buy it

2766/01/002/DM19  
(Option 1)/C

B Wilson

Comment

DM19 (Option 1)

The 18 month marketing period for a public house or other community facility is excessive and longer than is required. A 6-12 month period is considered to be more appropriate.

No change

*W.R. Newland and Sons Ltd*

In requiring an 18 month marketing period, the policy also fails to acknowledge the recent changes in permitted development for A4 uses to a variety of other use classes under The Town and Country Planning (General Permitted Development) (England) Order 2015 together with the general shift in drinking patterns, which is likely to render some pubs being no longer viable or required. Weight should equally be given to whether a pub is listed as an asset of community value reflecting whether the pub is truly valued by the local community.

As currently drafted the policy will result in a number of surplus unviable premises left vacant. This will have a more detrimental impact on the visual amenities of areas due to premises being boarded up and prevent alternative forms of development which might include much needed housing from coming forward.

The 18 month marketing period for a public house or other community facility is a common method considered appropriate for determining whether there is a demand or need for particular land uses that are usually vacant. It has been used for employment uses for many years and has been well established as a tool to determine the extent of viability and need. It is not considered that a 6-12 month period can achieve this.

2942/01/005/DM19  
(Option 1)/O

Dr Anwar Ansair

*AA Homes and Housing*

Object

DM19 (Option 1)

The policy states that planning permission will not be granted for demolition or change of use of a pub unless the council is satisfied that there is not a defined need for a pub. One of the justifications for change of use from a public house is that the owner has marketed the pub for 18 months without success. This takes no account of a building that was built as a pub but has not been used as a pub for a long time. It is not clear whether the policy is meant to apply to a building where the last lawful use was a pub-if so it could be a long time since it was last used and that the area has changed in character. Two of the definitions of defined need for a pub are that it is a listed building or a locally listed building. The building may be listed and be of architectural merit, but this does not necessarily mean that it should stay a pub if it is not viable or if it has been empty a long time. The policy also asks for a demonstration that there is no need or demand for a pub at the site. The total set of tests is a difficult set of tests to jump through. They mix the historic value of the public house as a building with its function as a public house. A pub could be very poor architecturally but be a good and important community facility and thus need to be retained. Or the building could be of high architectural merit but now be in the wrong place and no longer needed. This is not a logical set of tests. For the reasons set out above-just because a public house is listed or locally listed it does not mean that it is necessary to keep it. The pub may well not be viable and the building could be changed to another use without any harm to the architectural character of the building. If the applicant states when they apply for change of use or demolition that there really is no need or demand, then it is reasonable for the council to ask for this to be demonstrated by a marketing exercise and this is common in many other councils' policies. With regard to the preferred option, the wording is not clear: In a) The policy requires assessing what constitutes a shortfall; also what does 'of this type' mean? Is the policy trying to appraise different types of pubs? If there is a viability test, then the separate CAMRA test c)-seems unnecessary. If the alternative policy option is chosen, that is to apply the same test for loss of pubs as any other loss of community facilities; to follow the procedure set out in DM 18, then the criteria for loss of the pub also includes the marketing test. This is

The tests set out in the policy should be revised as they confuse the issue of whether the pub is used and whether it is of historic merit. Just because the building is listed or locally listed doesn't mean it is viable or needed as a pub. The CAMRA test is also not required alongside the viability test.

No change

The pub policy takes account of the viability of protecting pubs . If it can be demonstrated that there is not an identified need then the policy is flexible enough to allow the loss of the pub use and redevelopment or change of use

sensible when the public house is in use or has recently gone out of use but does not take account of pubs that have gone out of use a longer period ago and then there is a request to change the use. The building not providing a community use if it is empty and it would be better to bring it back into use. The tests for whether a pub should be retained or not mix issues regarding the loss of the use with whether or not the building is of historic merit. It would be more sustainable to keep the building in use for something else especially if it is listed as an active use could ensure that the building is kept in good order. A pub building falling into disrepair is not an asset in any circumstances. The marketing test would help to assess whether a pub again is the right solution for keeping the building in use. Then there is the consideration of how much development can the site be used for and whether this is more sustainable than the existing building.

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2816/01/001/7.007/C Matthew Taylor

Soundness - 7.007  
Justified

Welcome support

I disagree with approach to the development of new community facilities detailed in paragraph 7.7. I find it difficult to imagine how the council can plan community facilities without the continued presence of the Purley pool and Gymnasium. However, I note that the Policy has been reviewed and the community facility at Purley Pool has been removed from the main retail frontage to avoid any unintended consequences.

I therefore conclude that with this change this is an appropriate policy.

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8 Environment and Climate Change

<i>Ref No</i>	<i>Representor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Soundness</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
2764/09/001/8.023/O	Mr Derek Ritson Monks Orchard Residents Associa		Object		8.023	A local area is subject to surface water problems, then any minor development could exacerbate surface water problems for neighbouring dwellings so why ignore extensions of less than 250m2 or household developments within the curtilage of the existing dwelling or physical extensions to the existing dwelling? In some areas, surface water dissipation is already a problem depending on the permeability of the subsoil; in these areas, any development which removes surface area would exacerbate an already existing problem. Prior to development proposals, soil tests should be performed in any area that has surface water dissipation problems, to establish the level of the water table, the type and permeability of the subsoil and its propensity to absorb and dissipate additional surface water during high precipitation. The policy should not exclude the "creation of a separate dwelling within the curtilage of an existing dwelling" from the sequential test and the exception test. If garden development is allowed then sequential and exception tests should be performed in any areas subject to surface water problems.	If garden development is allowed then the sequential and exception tests should be performed in any areas subject to surface water problems.	No change	Table 8.1 sets out that the sequential test and exception tests will be required if the site is at risk from other sources of flooding, including surface water. The creation of a separate dwelling within the curtilage of the existing dwelling is not considered minor development in flooding terms and will require the sequential test and exception test. However small household extensions are considered to be minor development in government guidance and a sequential test cannot be applied to them.
0320/01/016/DM21/S	Mr Tarsem Flora Flora Associates		Support		DM21	Environment and Climate Change (P.89)-Accept preferred Option 1		Welcome support	

1610/02/013/DM21/C	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Comment	Soundness - Effective DM21	<p>24. Given that AECOM 2 (para 13.4.1) expresses concern that the potential 'additional strain on already stretched water resources', and that the Plan 'it is not clear that this is a notably ambitious approach', how can the Plan be amended to achieve a higher level of water efficiency in new and refurbished buildings through higher sustainable design and construction measures that specified in London Plan policy?</p> <p>29. Does not the lack of data indicate that the Plan's wish to contribute to action on climate change and to reduce carbon dioxide emissions will not be met?</p> <p>30. What proposals are under consideration to strengthen the energy consumption of site options and to increase the measures that applicants will be expected to take?</p> <p>31. What amendments to the Local Plan could be made to ensure the incorporation of high level of water efficiency measures into new and refurbished buildings?</p> <p>32. Can data-sets be compiled showing how air pollution varies within the Borough with a view to identifying amendments to be included in the report on the results of the Local Plan consultation to be submitted to the Cabinet?</p> <p>33. Can noise contours data be compiled showing the different levels of noise at different times of the day and night across the Borough as influenced by main roads, major road junctions, railways, aeroplanes and helicopters, night-time economy activities and these be submitted to the Cabinet as part of the report on the results of the Local Plan consultation?</p>	No change	The standards for water efficiency are set out in the Croydon Local Plan: Strategic Policies.
2083/01/024/DM21/C	Mr Stewart Murray <i>Greater London Authority</i>	Comment	DM21	<p>The borough's approach to air quality should reference the Mayor's Air Quality Neutral policy and his The Control of Dust and Emissions during Construction and Demolition SPG.</p>	Change	The policy makes reference to the Control of Dust and Emissions during Construction and Demolition SPG.
0320/01/017/DM22.1/S	Mr Tarsem Flora <i>Flora Associates</i>	Support	DM22.1	Accept preferred Option 1	Welcome support	

1350/04/017/DM22.1/O	Helen Buckland <i>Environment Forum</i>	Object		DM22.1	<p>Detailed Policy DM22. Land contamination</p> <p>•Proposed amendment: Replacement of 'to protect the health of future occupants or users' by the necessary site clearance work will be undertaken to the satisfaction of the Council, the Environment Agency, the Health &amp; Safety Inspectorate and the water and sewerage utility companies before permission is granted for the start of construction.'</p> <p>•Supporting statement:-The Forum welcomes Detailed Policy DM22 but is concerned that this has not been a priority in the past with serious questions having been raised for example over the former Croydon General Hospital site. The Forum therefore proposes that this Policy be strengthened by the amendment.</p>	No change	A new policy on healthy communities has been included in the Local Plan. Together with Policy DM22 this is considered to be sufficient to protect the health of the residents of the borough. The Local Plan has also been subject to a full Health Impact Assessment to assess the impact of the Local Plan on health and ensure that its policies are beneficial to the residents of Croydon in terms of the impact on their health.
0320/01/020/DM23 (Table 8.1)/O	Mr Tarsem Flora <i>Flora Associates</i>	Object		DM23 (Table 8.1)	<p>Table 8.1 (para 96) is fine but I find references like "will not be permitted" (Flood Zone 3a). Looking at various other parts of the world Designs can be developed to overcome floods. Professions should be allowed to demonstrate their skills and knowledge and NOT be shut off. I strongly urge council to omit such statements "will not be permitted"</p>	No change	Very few uses are not permitted in Flood Zone 3a. Most uses would be permitted subject to a sequential test and exception test demonstrating that the development would be safe for the lifetime of the development.
1610/01/018/DM23 (Table 8.1)/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Effective	DM23 (Table 8.1)	<p>There is a need for a number of small areas in the Borough to be assessed for their problems of flooding and excess surface water drainage and the dangers of allowing more housing developments on green spaces e.g. as in Pollards Hill area. More work is needed on tracing the historic streams and tributaries that run off the hills in Croydon to determine whether there may be potential problems in the future.</p>	No change	A new Strategic Flood Risk Assessment has been prepared and will support the Local Plan. It addresses the concerns raised in this comment.

1610/02/014/DM23 (Table 8.1)/C	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>	Comment	Soundness - Effective	DM23 (Table 8.1)	<p>25. Given that AECOM 2 (para 14.4.1) considers that 'the decision to increase the rate of housing growth in the urban area (where flood risk is focused) does lead to some concerns' and that it 'understood that work is ongoing to explore flood risk in more detail, and that this work may yet have an influence on site allocations', when will that work be finalised and will it be included in the report to the Cabinet on the outcome of the Local Plan consultation?</p> <p>26. Given that the Cabinet approved a Flood Risk Management Strategy on 16 November after the Local Plan documents were re-written and published, are further amendments required to the Local Plan to take account of the Strategy?</p> <p>27. Will any amendments required under Q.25 be made public during the consultation to enable members of the public to comment, and will they be included in the report to Cabinet as part of the</p>	No change	The borough's Strategic Flood Risk Assessment provides detail on the flood risk in the borough and has been used to inform site allocations. The Local Flood Risk Management Strategy has informed the production of the Local Plan and is referenced in the policy.	
0320/01/018/DM23.1/S	Mr Tarsem Flora  <i>Flora Associates</i>	Support		DM23.1	<p>Sustainable Drainage System (P. 95) and Reducing Flood Risk-Accept preferred Option 1-</p> <p>Please see our comments in Partial Review . Comments as follows- We need to ask how and where in Croydon is the Council planning to make SPACE for WATER. I presume this is meant to be in the form of ponds or water holding balancing lakes.</p> <p>Also (p. 144) how is the Council planning to DECULVERT section of Caterham Borne, especially in Purley area.</p> <p>Please refer to the practical proposals put forward by the "Community Flood Plan – Purley" a flood group set up by EA's and GLA's Initiative.</p>	No change	The comment is noted. Space for water will need to be made available within new developments in order to achieve less than greenfield run off rates.	
2128/01/003/DM23.1/C	Cllr Steve O'Connell AM	Comment		DM23.1	<p>There is a need for a number of small areas in the Borough to be assessed for their problems of flooding and excess surface water drainage and the dangers of allowing more housing developments on green spaces e.g. as in Pollards Hill area. More work is needed on tracing the historic streams and tributaries that run off the hills in Croydon to determine whether there may be potential problems in the future.</p>	Areas of the borough need to be assessed for risk of flooding and surface water draingage before new more housing is permitted. It also provides further detail on flood risk in the borough.	No change	All sites allocated in the Plan will be assessed for all types of flood risk as part of the Strategic Flood Risk Assessment.

2842/01/058/DM23.1/C	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM23.1	Recognition of the surface water implications and flood potential of Chaffinch Brook, The Beck, and Ravensbourne Brook should be included;	No change	Any planning application would be required to consider flooding from all sources which includes the Chaffinch Brook, The Beck, and Ravensbourne Brook.
2842/01/062/DM23.1/O	Cllr Richard Chatterjee <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM23.1	The effect of cumulative development, including of small developments such as outbuildings used for accommodation, leading to flood risk, has not been recognised.	No change	All new developments will be required to incorporate SuDS and have less than greenfield run off rates. This means the cumulative impact of development will be less than if the site were not developed.
2766/01/003/DM23.2/C	B Wilson <i>W.R. Newland and Sons Ltd</i>	Comment		DM23.2	Sustainable drainage systems are a national requirement on all major housing development sites. The Government however excluded minor housing developments of 9 or fewer units due to the cost being prohibitive and likely to restrict development from coming forward at a time when there is a national need for additional housing. This equally applies to development in Croydon. The policy should therefore be amended to only require SUDS on developments of 10 or more dwellings so that it is consistent with national policy.  The policy should therefore be amended to only require SUDS on developments of 10 or more dwellings so that it is consistent with national policy.	No change	The Council considers that sustainable drainage systems should be incorporated into all developments due to the risk of surface water flooding in the borough.
0320/01/019/DM23.3/O	Mr Tarsem Flora <i>Flora Associates</i>	Object		DM23.3	Also it is not practical in my view (as a professional and serving on the Env Agency Thames Flood Committee) to incorporate SUDS in "all developments"-SUDS need to be properly understood by the planning officers and enforce it only where it is practical. (para DM 23.3 need to be looked at again)	No change	Flooding from different sources is a considerable problem in Croydon so it is considered appropriate to require Sustainable Urban Drainage Systems in all new developments in the borough.

1592/01/009/DM23.3/O	<i>Croydon Partnership Ltd</i>	Object	DM23.3	<p>The Preferred Option for draft Policy DM23 states that the Council will ensure that development reduces flood risk and minimises the impact of flooding by steering development to the areas with a lower risk of flooding; applying the Sequential Test and Exception Test in accord with Table 8.1; and taking account of all sources of flooding from fluvial, surface water, groundwater, sewers, reservoirs and ordinary watercourses. In addition, sustainable drainage systems are required in all development and should ensure surface run-off is managed as close to the source as possible; accord with the London Plan Sustainable Drainage Hierarchy; achieve better than greenfield runoff rates; be designed to be multifunctional and incorporate sustainable drainage into landscaping and public realm to provide opportunities to improve amenity and biodiversity; and be designed with consideration of future maintenance. Whilst CLP support the principle of this policy, we consider that a degree of flexibility should be added into the wording. Individual sites should be assessed on a case by case basis, taking into account their overall contribution to the Borough as well as their ability to meet the technical assessment criteria.</p>	<p>The policy should be more flexible by assessed sites on a case by case basis, taking into their overall contribution to the Borough as well as their ability to meet the technical assessment criteria.</p>	No change	<p>Paragraph 8.25 provides sufficient flexibility by setting out that if greenfield run off rates cannot be achieved it should be justified to the Council and developments should be achieving greenfield runoff rates in line with the London Plan.</p>
2083/01/023/DM23.3/O	Mr Stewart Murray <i>Greater London Authority</i>	Object	DM23.3	<p>The policy could incorporate a more proactive approach to ensure that developments within catchments with a flood risk contribute to reducing this risk through SuDS.</p>	<p>The policy could incorporate a more proactive approach to ensure that developments within catchments with a flood risk contribute to reducing this risk through SuDS.</p>	No change	<p>Requiring all developments to incorporate SuDS will assist developments within catchments at risk of flooding contribute to reducing flood risk.</p>

2177/01/004/DM23.3/O	Miss Vanessa Garner <i>Network Rail Infrastructure Limited</i>	Object	DM23.3	<p>DM23.3 states that Sustainable drainage systems are required in all development. No exceptions are set out. It may not be feasible or practical to provide them. This is not considered to accord with the NPPG which states that 'Whether a sustainable drainage system should be considered will depend on the proposed development and its location'. Additionally, and more widely, when considering major development, as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015, sustainable drainage systems should be provided unless demonstrated to be inappropriate.' It adds further that 'Particular types of sustainable drainage systems may not be practicable in all locations. It could be helpful therefore for local planning authorities to set out those local situations where they anticipate particular sustainable drainage systems not being appropriate.'</p>	No change	<p>Applicants will be required to investigate the suitability of different type of SuDS as part of meeting the requirements of this policy. If the requirements of this policy cannot be met this will need to be justified to the Lead Local Flood Authority. The Council is currently working to provide additional SuDS guidance for developers.</p>
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2764/10/001/DM23.3/O	Mr Derek Ritson <i>Monks Orchard Residents Associa</i>	Object	DM23.3	<p>The policy needs to take account of sub-soil in the respective areas of Croydon as the SuDS system is not suitable for areas with sub-soil of London Clay. Areas with sub-soil of London Clay are not suitable for SuDS infiltration systems. The policy should not require all but should require tests to establish whether a SuDS system would be suitable. Evidence from the BGS states for Croydon:</p> <p>26%: compatible for infiltration SuDS  5%: probably compatible for infiltration SuDS  23% opportunities for bespoke infiltration SuDS  46%: very significant constraints indicated</p> <p>Soil tests need to be undertaken prior to a proposed development to establish the water table level and estimate the worst case level by extrapolation with the period of measurement and the rest of the year. This information should be included in the design and access statement for proposed developments, especially those in areas which suffer surface water dissipation problems. The Shirley and Ashburton area, north of the A232 has large areas of London Clay subsoil which does not absorb rainwater. We therefore suffer from areas with high water tables and surface water problems during rainfall. The increase allowance recently of back-garden developments has reduced the vegetation which absorbs rainwater thus exacerbating an already difficult situation and flash flooding is more frequent. Thus any proposed development in this region will have a detrimental effect on surface water run-off which needs to be considered by planners and developers. A SuDS infiltration system will not be effective if the subsoil cannot speedily absorb water.</p>	<p>The policy should not require all developments to incorporate SuDS to the presence of Clay in the borough. Developments should be required to undertake soil tests to establish the water table level.</p>	No change	<p>Applicants will be required to investigate the suitability of different types of SuDS as part of meeting the requirements of this policy. If the requirements of this policy cannot be met then this will need to be justified to the Lead Local Flood Authority. The Council is currently working on providing additional SuDS guidance for applicants.</p>
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9 Green Grid

<i>Ref No</i>	<i>Representor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Soundness</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
0203/03/048/Non-specific/C	Mr Charles King  <i>East Coulsdon Residents' Associat</i>		Comment			Farthing Downs, Happy Valley and Coulsdon Common : These form a continues area of Green Belt from Coulsdon to Caterham and Kenley owned by Croydon and The Corporation of London, are Sites of Specific Scientific Interest (SSSI) and should be treated and managed as such. No building work other than that associated the needs of these areas should be allowed and they should remain open spaces in perpetuity for the enjoyment of all. The London loop section 5 from Coulsdon South to Hamsey Green runs through all these sites and is an important country walk for Londoners.		No change	No changes are proposed to Farthing Downs, Happy Valley and Coulsdon Common. They will remain Green Belt and Sites of Specific Scientific Interest.
1610/01/016//O	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>		Object	Soundness - Effective		School Playing Fields and green spaces. There is a need for these to be protected in the Plan and added as a list.	There is a need for these to be protected in the Plan and added as a list.	No change	School playing fields and green spaces which are protected as Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces will be shown on the Policies Map.
1610/01/008/Non-specific/C	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>		Comment			The Parks. Increased population means a need for more well managed parks and open spaces with swings etc are needed. There need to be more bins and seats in Norbury Park. The building in Norbury Park should be used as a café with a toilet. Park keepers and Friends groups are needed. Improved notices are needed at both entrances to Norbury Hall Park. The parks should have paddling pools, picnic areas, proper repairs, play areas, better grounds keeping, walled gardens, adult fitness zones, improved landscaping, and a variety of sports areas and pitches. Norbury Brook should be made a feature. Green Norbury. More trees should be planted. Graffiti around green spaces needs to be cleaned. More flowers and trees needed in London Rd. The verges along Green Lane need to be protected from being driven over by residents to get into their front garden areas. The cutting down of trees along Norbury Brook should be stopped.		No change	The improvements to parks and green spaces are not a matter for the Local Plan.

2166/01/002/Non-specific/O	Mr Clark Dunstan	Object	Soundness - Effective	The proposed policies do not give sufficient protection from development to the Borough's dwindling Green Space. In a borough that has a growing population and increasing density in the north of the borough the policies do not protect the natural environment that are a resource for learning and also vital to being a healthy "heart" borough for exercise. There has been insufficient study to identify new areas of scientific and environmental interest within the borough.	No change	The Local Plan sets out green spaces which are protected as Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces. It also identified additional Sites of Nature Conservation Importance.
3004/01/005/Non-specific/O	Mr John Pewtress	Object		Green belt. This should be preserved, wherever possible. There may be one or two small pockets where development may be appropriate if in character with the surrounding area. There are many vacant or derelict sites within the borough that should be developed before any green belt land is used.	No change	Only 3 green belt sites are being proposed in order to meet the need for school places in the borough.
4130/01/005//O	Mr Peter Merry	Object		5. Policy DM24: The gardens around St James Church (now residential), at the junction of Sydenham Road and St James's Road should be designated as Local Green Space in the same way as other parks in the borough.	Change	The gardens at St James's Church have been assessed against the criteria for designation as Local Green Space and meet them so the site will be designated as Local Green Space in the Local Plan.
1350/05/027/9.005/O	Helen Buckland <i>Environment Forum</i>	Object	9.005	Detailed Policies paras 9.5 and 9.6. Local Green Spaces Proposed amendment: Insert into Detailed policy para 9.12 'communal gardens attached to blocks of flats, school playing fields, greens spaces by the side of roads and green spaces on church land other than burial grounds.' Supporting statement The Forum welcomes the inclusion of the new category of Local Green Spaces as explained in Detailed Policies paras 9.5 and 9.6, but considers that it is too limited because it does not include communal gardens attached to blocks of flats, school playing fields, greens spaces by the side of roads and green spaces on church land other than burial grounds. In line with its views on local green spaces the Forum recommends that a list of each of the categories communal gardens attached to blocks of flats, school playing fields, greens spaces by the side of roads, and green spaces on church land other than burial grounds be compiled as additions to the lists of Green Spaces.	No change	As communal gardens are not publically accessible, even if the criteria were added, sites would need to meet two other criteria to be designated as Local Green Space, which is considered unlikely.

1350/05/028/9.006/O	Helen Buckland <i>Environment Forum</i>	Object	9.006	<p>Detailed Policies paras 9.5 and 9.6. Local Green Spaces</p> <p>•Proposed amendment: Insert into Detailed policy para 9.12 'communal gardens attached to blocks of flats, school playing fields, greens spaces by the side of roads and green spaces on church land other than burial grounds.'</p> <p>•Supporting statement The Forum welcomes the inclusion of the new category of Local Green Spaces as explained in Detailed Policies paras 9.5 and 9.6, but considers that it is too limited because it does not include communal gardens attached to blocks of flats, school playing fields, greens spaces by the side of roads and green spaces on church land other than burial grounds. In line with its views on local green spaces the Forum recommends that a list of each of the categories communal gardens attached to blocks of flats, school playing fields, greens spaces by the side of roads, and green spaces on church land other than burial grounds be compiled as additions to the lists of Green Spaces.</p>	No change	As communal gardens are not publically accessible, even if the criteria were added, sites would need to meet two other criteria to be designated as Local Green Space, which is considered unlikely.
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1350/05/029/9.012/O	Helen Buckland <i>Environment Forum</i>	Object	9.012	<p>Detailed Policies paras 9.5 and 9.6. Local Green Spaces</p> <p>Proposed amendment: Insert into Detailed policy para 9.12 'communal gardens attached to blocks of flats, school playing fields, greens spaces by the side of roads and green spaces on church land other than burial grounds.'</p> <p>Supporting statement The Forum welcomes the inclusion of the new category of Local Green Spaces as explained in Detailed Policies paras 9.5 and 9.6, but considers that it is too limited because it does not include communal gardens attached to blocks of flats, school playing fields, greens spaces by the side of roads and green spaces on church land other than burial grounds. In line with its views on local green spaces the Forum recommends that a list of each of the categories communal gardens attached to blocks of flats, school playing fields, greens spaces by the side of roads, and green spaces on church land other than burial grounds be compiled as additions to the lists of Green Spaces.</p>	No change	As communal gardens are not publically accessible, even if the criteria were added, sites would need to meet two other criteria to be designated as Local Green Space, which is considered unlikely.
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1350/05/017/9.024/S	Helen Buckland <i>Environment Forum</i>	Support		9.024	The Forum welcomes the statements on: •natural wildlife heritage in Detailed Policies paras 9.24 and 9.25. This gives further support to its recommendations on the inclusion of extra categories of green spaces.	Welcome support	
1350/05/018/9.025/S	Helen Buckland <i>Environment Forum</i>	Support		9.025	The Forum welcomes the statements on: •natural wildlife heritage in Detailed Policies paras 9.24 and 9.25. This gives further support to its recommendations on the inclusion of extra categories of green spaces.	Welcome support	
1350/05/011/9.026/S	Helen Buckland <i>Environment Forum</i>	Support		9.026	The Forum support paragraphs 9.26 to 9.29 on ways in which developments can contribute positively to greening the environment.	Welcome support	
1350/05/012/9.027/S	Helen Buckland <i>Environment Forum</i>	Support		9.027	The Forum support paragraphs 9.26 to 9.29 on ways in which developments can contribute positively to greening the environment.	Welcome support	
1350/05/013/9.028/S	Helen Buckland <i>Environment Forum</i>	Support		9.028	The Forum support paragraphs 9.26 to 9.29 on ways in which developments can contribute positively to greening the environment.	Welcome support	
1350/05/014/9.029/S	Helen Buckland <i>Environment Forum</i>	Support		9.029	The Forum support paragraphs 9.26 to 9.29 on ways in which developments can contribute positively to greening the environment.	Welcome support	
0790/01/134/9.031/C	Mr Mathew Frith <i>London Wildlife Trust</i>	Comment	Soundness - Justified	9.031	In para 9.31 (Review of Sites of Nature Conservation Importance carried out in 2013 and 2014), there is no reference to the Sites of Metropolitan Importance for Nature Conservation (SMI) of which there are 13 in Croydon, all forming a significant ecological asset for the borough. We believe there is an inconsistency in this approach, for example the Review identifies a suite of enhanced Sites of Borough (Grade I) but these could not be compared with SMIs, so full hierarchy could not be evaluated.	No change	A review of the Sites of Metropolitan Importance for Nature Conservation in Croydon is outside the scope of the Local Plan as they are assessed as being important across the whole of London and should be assessed at a London level.
1350/05/020/9.033/S	Helen Buckland <i>Environment Forum</i>	Support		9.033	The Forum support -the recognition of water and railway corridors in Detailed Policies paras. 9.32 to 9.36 as areas that help wildlife habitat and biodiversity	Welcome support	
1350/05/021/9.034/S	Helen Buckland <i>Environment Forum</i>	Support		9.034	The Forum welcomes the statement - the recognition of water and railway corridors in Detailed Policies paras. 9.32 to 9.36 as areas that help wildlife habitat and biodiversity	Welcome support	

1350/05/022/9.035/S	Helen Buckland <i>Environment Forum</i>	Support		9.035	The Forum welcomes the statement on the recognition of water and railway corridors in Detailed Policies paras. 9.32 to 9.36 as areas that help wildlife habitat and biodiversity		Welcome support	
1350/05/023/9.036/S	Helen Buckland <i>Environment Forum</i>	Support		9.036	The Forum welcomes the statement on the recognition of water and railway corridors in Detailed Policies paras. 9.32 to 9.36 as areas that help wildlife habitat and biodiversity		Welcome support	
0080/03/001/DM24 (Table 9.1)/O	Mrs Reiko Pepper	Object	Soundness - Effective	DM24 (Table 9.1)	I am the owner of a site west of Hawkhurst Road and north of Longwood Road in Kenley. As a lot of land in Croydon is at risk of flooding and my site is of higher ground I would like its designation changed from Green Belt to Local Green Space to be managed by a local water company as a local woodland park.		No change	Local Green Space cannot be part of a wider open area such as Green Belt. Also the Green Belt designation does not preclude the land being used as a local woodland park or it being managed by a local water company.
0203/03/053/DM24 (Table 9.1)/S	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Support		DM24 (Table 9.1)	We support the Council maintaining the following open spaces : Grovewood Hill, Chaldon Way Gardens, Coulsdon Coppice (Bleakfield Shaw, North & Stonyfield Shaw); Coulsdon Iron Railway Embankment, Stoats Nest Village. In Old Coulsdon Bradmore Green, Land at Rogers Close, Land to rear of Goodenough Close, Middle Close and Weston Close, Lacy Green and St John the Evangelist's churchyard		Welcome support	We welcome the support for these open spaces noting the Stoats Nest Village is not a protected open space (although it is a proposed Local Heritage Area).
0203/01/040/DM24 (Table 9.1)/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment		DM24 (Table 9.1)	Coulsdon has three excellent parks at Coulsdon Memorial Ground Marpit Lane, Grange Park Old Coulsdon and Rickman Hill Park. Between them they offer a good range of equipment for all ages except the 9-16 year olds. A skate park should be provided at one of the parks for the uses of 9-16 year olds and the best place for this would be Rickman Hill Park. The facilities need to be kept up to date. At Grange Park the children's play area needs to be refreshed and brought up to date.	The facilities in Rickman Hill Park and Grange Park need to be improved.	No change	This is outside of the scope of the Croydon Local Plan.
1610/01/055/DM24 (Table 9.1)/O	Mr Sean Creighton <i>Norbury Residents Association Joi</i>	Object	Soundness - Justified	DM24 (Table 9.1)	The JPC is pleased that there is recognition of some of the open spaces in the area. It welcomes Strategies para 7.55 re-the local parks and from January will be helping to explore the possibility of establishing Friends groups with the advice of the specialist Council officer and Friends groups elsewhere. There are a range of other open spaces which are not listed and which the JPC suggests should be in order to protect them.	Add to List of Local Green Spaces in Norbury: St Philips' Church grounds	No change	This site has been assessed and does not meet the criteria for Local Green Space.

1610/01/057/DM24 (Table 9.1)/O	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>	Object	Soundness - Justified	DM24 (Table 9.1)	The JPC is pleased that there is recognition of some of the open spaces in the area. It welcomes Strategies para 7.55 re-the local parks and from January will be helping to explore the possibility of establishing Friends groups with the advice of the specialist Council officer and Friends groups elsewhere. There are a range of other open spaces which are not listed and which the JPC suggests should be in order to protect them.	Add to List of Local Green Spaces in Norbury: Green space in front of Semley Rd Church	No change	This site has been assessed and does not meet the criteria for Local Green Space.
1610/01/054/DM24 (Table 9.1)/O	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>	Object	Soundness - Justified	DM24 (Table 9.1)	The JPC is pleased that there is recognition of some of the open spaces in the area. It welcomes Strategies para 7.55 re-the local parks and from January will be helping to explore the possibility of establishing Friends groups with the advice of the specialist Council officer and Friends groups elsewhere. There are a range of other open spaces which are not listed and which the JPC suggests should be in order to protect them.	Add to List of Local Green Spaces in Norbury: Norbury Manor Primary school playing field.	No change	This site has been assessed and does not meet the criteria for Local Green Space.
1610/01/022/DM24 (Table 9.1)/O	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>	Object	Soundness - Justified	DM24 (Table 9.1)	Local Green Spaces. There needs to be greater protection for the small green spaces such as within the boundaries of church sites and on streets, and the small squares and triangles of land such as St Helen's Green.		No change	This site has been assessed and does not meet the criteria for Local Green Space.
1610/02/005/DM24 (Table 9.1)/C	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>	Comment	Soundness - Effective	DM24 (Table 9.1)	3.Why are there no proposals for the development of additional open spaces in North Croydon? 4.Why are there no proposals for the safeguarding of specific small green spaces across the Borough such as at St Helen's Rd in Norbury?		No change	This site has been assessed and does not meet the criteria for Local Green Space.
1610/01/060/DM24 (Table 9.1)/O	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>	Object	Soundness - Justified	DM24 (Table 9.1)	The JPC is pleased that there is recognition of some of the open spaces in the area. It welcomes Strategies para 7.55 re-the local parks and from January will be helping to explore the possibility of establishing Friends groups with the advice of the specialist Council officer and Friends groups elsewhere. There are a range of other open spaces which are not listed and which the JPC suggests should be in order to protect them.	Add to List of Local Green Spaces in Norbury: The Briar Road Green	No change	This site has been assessed and does not meet the criteria for Local Green Space.

1610/01/056/DM24 (Table 9.1)/O	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>	Object	Soundness - Justified	DM24 (Table 9.1)	The JPC is pleased that there is recognition of some of the open spaces in the area. It welcomes Strategies para 7.55 re-the local parks and from January will be helping to explore the possibility of establishing Friends groups with the advice of the specialist Council officer and Friends groups elsewhere. There are a range of other open spaces which are not listed and which the JPC suggests should be in order to protect them.	Add to List of Local Green Spaces in Norbury: St Helen's Green	No change	This site has been assessed and does not meet the criteria for Local Green Space.
1610/01/058/DM24 (Table 9.1)/O	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>	Object	Soundness - Justified	DM24 (Table 9.1)	The JPC is pleased that there is recognition of some of the open spaces in the area. It welcomes Strategies para 7.55 re-the local parks and from January will be helping to explore the possibility of establishing Friends groups with the advice of the specialist Council officer and Friends groups elsewhere. There are a range of other open spaces which are not listed and which the JPC suggests should be in order to protect them.	Add to List of Local Green Spaces in Norbury: The Pollards Hill former allotment site	No change	This site is included in the Local Green Space designation for Pollards Hill.
1610/01/059/DM24 (Table 9.1)/O	Mr Sean Creighton  <i>Norbury Residents Association Joi</i>	Object	Soundness - Justified	DM24 (Table 9.1)	The JPC is pleased that there is recognition of some of the open spaces in the area. It welcomes Strategies para 7.55 re-the local parks and from January will be helping to explore the possibility of establishing Friends groups with the advice of the specialist Council officer and Friends groups elsewhere. There are a range of other open spaces which are not listed and which the JPC suggests should be in order to protect them.	Add to List of Local Green Spaces in Norbury: The Pollards Hill Triangle	Change	This site has met the criteria for Local Green Space and therefore will be designated as Local Green Space in the Local Plan.
2083/01/010/DM24 (Table 9.1)/S	Mr Stewart Murray  <i>Greater London Authority</i>	Support		DM24 (Table 9.1)	The Mayor welcomes the new designations of Local Green Space.		Welcome support	
2128/01/009/DM24 (Table 9.1)/O	Cllr Steve O'Connell AM	Object		DM24 (Table 9.1)	There needs to be greater protection for the small green spaces such as within the boundaries of church sites and on streets, and the small squares and triangles of land such as St Helen's Green.	St Helen's Green should be a Local Green Space.	No change	This site has been assessed and does not meet the criteria for Local Green Space.
2586/01/010/DM24 (Table 9.1)/O	Anna Bannon	Object		DM24 (Table 9.1)	Policy DM24- The gardens around St. James Church (now residential), at the junction of Sydenham Road and St. James's Road should be designated as Local Green Space in the same way as other parks in the borough.		Change	The Memorial Garden at St. James will be included in the proposed Local Green Spaces in the Proposed Submission draft of the Croydon Local Plan.

2679/01/002/DM24 (Table 9.1)/O	Mrs Valerie Mickelburgh	Object		DM24 (Table 9.1)	The de-designation of green belt areas to metropolitan is seen as a way around the law leaving the Council years later using this land for building. Destroying the structure of Croydon.		No change	The sites which are be re-designated from Green Belt to Metropolitan Open Land will still have the same level as protection but will be given a more appropriate designation.
2739/01/009/DM24 (Table 9.1)/O	Mr Colin Campbell	Object	Soundness - Justified	DM24 (Table 9.1)	Policy DM24: the gardens around St James Church (now residential) at the junction of Sydenham Road and St James's Road should be designated as Local Green Space in the same way as other parks in the borough.	The gardens around St James Church (now residential) at the junction of Sydenham Road and St James's Road should be designated as Local Green Space	Change	This site has been designated as Local Green Space.
2764/11/001/DM24 (Table 9.1)/O	Mr Derek Ritson <i>Monks Orchard Residents Associa</i>	Object		DM24 (Table 9.1)	Ashburton Playing Fields is missing from the list.	Add Ashburton Playing Fields to the list.	No change	Ashburton Playing Fields continue to be designated as Metropolitan Open Land. Table 9.1 sets out the sites to be designated as Local Green Space.
2774/01/009/DM24 (Table 9.1)/O	Cllr Susan Winborn <i>London Borough of Croydon</i>	Object		DM24 (Table 9.1)	:Policy DM24. The gardens around St James Church at the junction of Sydenham Road and St James Road should be designated as Local Green Space in the same way as other parks in the Borough.		Change	This site has met the criteria for Local Green Space and therefore will be designated as Local Green Space in the Local Plan.
2776/01/001/DM24 (Table 9.1)/O	Cllr Helen Pollard <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM24 (Table 9.1)	Policy DM24: The gardens around St James Church (now residential), at the junction of Sydenham Road and St James's Road should be designated as Local Green Space in the same way as other parks in the borough.		Change	This site has met the criteria for Local Green Space and therefore will be designated as Local Green Space in the Local Plan.
2799/01/001/DM24 (Table 9.1)/O	Mr Terence Meredith	Object		DM24 (Table 9.1)	I am writing to object to Croydon dropping the status of the green to low amenity value. I know Croydon have to build more homes everywhere but this green is an important space to residents and any houses should be built on brown field sites and not spoil people's environments.		No change	Stoats Nest Village Green was assessed and did not meet the criteria for Local Green Space.
2839/02/025/DM24 (Table 9.1)/O	Cllr Yvette Hopley <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM24 (Table 9.1)	Would like to see protection of green space opposite Hamsey Green pond. This is an important open space.		No change	This site has been assessed and does not meet the criteria to be designated as Local Green Space.
3077/01/012/DM24 (Table 9.1)/O	Mrs Clare Gardner	Object	Soundness - Justified	DM24 (Table 9.1)	5. Policy DM24: The gardens around St James Church (now residential), at the junction of Sydenham Road and St James's Road should be designated as Local Green Space in the same way as other parks in the borough.		Change	The gardens around St James' Church have been assessed and do meet the criteria for designation as Local Green Space so they will be designated as such in the next draft of the Local Plan.

4199/01/009/DM24 (Table 9.1)/O	Mr F Partovi	Object		DM24 (Table 9.1)	The Gardens around St James Church at the junction with Sydenham Road and St James Rd should be designated as a local green space.	Change	This site has met the criteria for Local Green Space and therefore will be designated as Local Green Space in the Local Plan.
0790/01/039/DM24 (Table 9.1)/C	Mr Mathew Frith <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)	Addiscombe Railway Park	We support these additions.	Welcome support
0790/01/123/DM24 (Table 9.1)/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	DM24 (Table 9.1)	Addiscombe Recreation Ground	We support these additions.	Welcome support
0790/01/040/DM24 (Table 9.1)/C	Mr Mathew Frith <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)	All Saints Churchyard, Sanderstead	We support these additions.	Welcome support
0790/01/041/DM24 (Table 9.1)/C	Mr Mathew Frith <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)	All Saints Graveyard, Sanderstead	We support these additions.	Welcome support
0790/01/042/DM24 (Table 9.1)/C	Mr Mathew Frith <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)	All Saints with St Margaret's Churchyard, Upper Norwood	We support these additions.	Welcome support
0790/01/043/DM24 (Table 9.1)/C	Mr Mathew Frith <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)	Allder Way Playground	We support these additions.	Welcome support
0790/01/044/DM24 (Table 9.1)/C	Mr Mathew Frith <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)	Apsley Road Playground	We support these additions.	Welcome support
0790/01/045/DM24 (Table 9.1)/C	Mr Mathew Frith <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)	Ashburton Park	We support these additions.	Welcome support
0790/01/046/DM24 (Table 9.1)/C	Mr Mathew Frith <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)	Ashen Grove	We support these additions.	Welcome support
0790/01/047/DM24 (Table 9.1)/C	Mr Mathew Frith <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)	Beaulieu Heights	We support these additions.	Welcome support

0790/01/048/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Beulah Hill Pond	We support these additions.	Welcome support	
0790/01/049/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Biggin Wood	We support these additions.	Welcome support	
0790/01/050/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Boulogne Road Playground	We support these additions.	Welcome support	
0790/01/051/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Bourne Park	We support these additions.	Welcome support	
0790/01/052/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Brickfields Meadow	We support these additions.	Welcome support	
0790/01/053/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Canterbury Road Recreation Ground	We support these additions.	Welcome support	
0790/01/054/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Castle Hill Avenue playground	We support these additions.	Welcome support	
0790/01/055/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Chaldon Way Gardens	We support these additions.	Welcome support	
0790/01/056/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  College Green	We support these additions.	Welcome support	
0790/01/057/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Convent Wood	We support these additions.	Welcome support	
0790/01/058/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Copse Hill Spinney	We support these additions.	Welcome support	
2789/01/005/DM24 (Table 9.1)/C	R P Reed	Comment		DM24 (Table 9.1)  Copse Hill Spinney	The only other comment I have is Copse Hill Spinney. I do not understand, from the brief detail given, how this relatively small, heavily wooded site can be both a new Local Green Space and a new Site of Nature Conservation Importance. I would have thought, given its size, this site can only be one or the other.	No change	The site can have two designations as it meets the criteria for both.

0790/01/059/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Coulsdon Coppice (Bleakfield Shaw)	We support these additions.	Welcome support
0790/01/060/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Coulsdon Coppice (North)	We support these additions.	Welcome support
0790/01/062/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Coulsdon Coppice (Stonyfield Shaw)	We support these additions.	Welcome support
0790/01/063/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Coulsdon Memorial Ground	We support these additions.	Welcome support
0790/01/064/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Dartnell Road Recreation Ground	We support these additions.	Welcome support
0790/01/065/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Duppas Hill	We support these additions.	Welcome support
0790/01/066/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Former Godstone Road allotments	We support these additions.	Welcome support
0790/01/067/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Foxley Wood and Sherwood Oaks	We support these additions.	Welcome support
0790/01/068/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Glade Wood	We support these additions.	Welcome support
2842/01/008/DM24 (Table 9.1)/S	Cllr Richard Chatterjee  <i>London Borough of Croydon</i>	Support	Soundness - Justified	DM24 (Table 9.1)  Glade Wood	The wooded area between Darley Close and Lorne Gardens should receive recognised protection for its local amenity value and contribution as a link in the green chain;	Welcome support
0790/01/069/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Grangewood Park	We support these additions.	Welcome support
0790/01/070/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Green Lane Sports Ground	We support these additions.	Welcome support

0790/01/071/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Haling Grove	We support these additions.	Welcome support
0790/01/072/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Heavers Meadow & allotments	We support these additions.	Welcome support
0790/01/073/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Higher Drive Recreation Ground	We support these additions.	Welcome support
0790/01/074/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  King Georges Field	We support these additions.	Welcome support
0790/01/075/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Land rear of Hilliards Heath Road	We support these additions.	Welcome support
0790/01/076/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Little Road Playground	We support these additions.	Welcome support
0092/02/003/DM24 (Table 9.1)/S	  <i>Riddlesdown Residents Associatio</i>	Support		DM24 (Table 9.1)  Lower Barn Road Green	RRS supports the new Local Green Space on Lower Barn Road.	Welcome support
0790/01/077/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Lower Barn Road Green	We support these additions.	Welcome support
3545/01/001/DM24 (Table 9.1)/S	Linda Bevin	Support	Soundness - Effective	DM24 (Table 9.1)  Lower Barn Road Green	I would like to raise the following main points.  Green Belt preservation I support the addition of the new LGS on the green in Lower Barn Rd and the green adjoining St Edmund's church and the new MGB to land off Lower Barn Rd and Sanderstead Recreation Ground.	Welcome support
0790/01/078/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Millers Pond	We support these additions.	Welcome support
0790/01/079/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Norbury Hall	We support these additions.	Welcome support

0790/01/080/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Norbury Park	We support these additions.	Welcome support	
0790/01/081/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Normanton Meadow	We support these additions.	Welcome support	
0790/01/082/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Northwood Road Recreation Ground	We support these additions.	Welcome support	
0790/01/083/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Park Hill Recreation Ground	We support these additions.	Welcome support	
0790/01/084/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Parkfields Recreation Ground	We support these additions.	Welcome support	
0790/01/085/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Peabody Close playing field	We support these additions.	Welcome support	
0790/01/086/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Pollards Hill	We support these additions.	Welcome support	
0790/01/087/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Promenade du Verdun	We support these additions.	Welcome support	
0790/01/088/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Purley Beeches	We support these additions.	Welcome support	
2839/01/013/DM24 (Table 9.1)/C	Cllr Yvette Hopley  <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM24 (Table 9.1)  Purley Beeches	Purley Beeches, Sanderstead Plantation, Sanderstead Pond and Wettern Tree Gardens are considered local green spaces along with All Saints Church yard and cemetery and the allotments. They are quite different - Purley Beeches, Sanderstead Plantation & Wetton Tree Gardens should have protected issues around the woodland?	No change	Purley Beeches is also covered by a Site of Nature of Conservation Importance designation which specifically protects the ecological value of the site.

2839/02/013/DM24 (Table 9.1)/C	Cllr Yvette Hopley  <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM24 (Table 9.1)  Purley Beeches	Purley Beeches, Sanderstead Plantation, Sanderstead Pond and Wettern Tree Gardens are considered local green spaces along with All Saints Church yard and cemetery and the allotments. They are quite different - Purley Beeches, Sanderstead Plantation & Wetton Tree Gardens should have protected issues around the woodland?	No change	Purley Beeches is also covered by a Site of Nature of Conservation Importance designation which specifically protects the ecological value of the site.
0790/01/089/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Queen's Road Cemetery	We support these additions.	Welcome support	
0790/01/090/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Roke Play Space	We support these additions.	Welcome support	
0790/01/091/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Rotary Field	We support these additions.	Welcome support	
0790/01/028/DM24 (Table 9.1)/O	Mr Mathew Frith  <i>London Wildlife Trust</i>	Object	Soundness - Justified	DM24 (Table 9.1)  Sanderstead Plantation	We object to this. The Green Belt designation should be retained rather than the Plantation re-designated as Local Green Space. The site, a Site of Borough Importance for Nature Conservation, is still part of the wider Green Belt designation, at the northern edge of Selsdon Park Hotel grounds with only the Addington Road serving as a 'barrier' (roads fall within the Green Belt elsewhere); in our view the Plantation still meets criteria for protection as Green Belt.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. It is surrounded on all sides by built up area (with the Green Belt around Selsdon Park at a diagonal to Sanderstead Plantation and not directly opposite) so it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
1788/01/009/DM24 (Table 9.1)/O	Alice Desira	Object	Soundness - Justified	DM24 (Table 9.1)  Sanderstead Plantation	Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land, which I also object to.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

1793/01/003/DM24 (Table 9.1)/O	Amit Patel  <i>BK Financial Management Limited</i>	Object		DM24 (Table 9.1)  Sanderstead Plantation	Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re- designated as Local Green Space which provides an identical level of protection but is a more appropriate designanation for this area.
1915/01/006/DM24 (Table 9.1)/O	Andrew Hilton	Object		DM24 (Table 9.1)  Sanderstead Plantation	The Plan proposes a loss of green belt land (DM44.2, Table 11.17 - Coombe Playing Fields), declassification of green belt to Open Metropolitan Land under SP7 of the Strategic Plan affecting Croham Hurst Woods and Sanderstead Plantation. Please note my objections to the loss of current classification the effective downgrading of these areas.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re- designated as Local Green Space which provides an identical level of protection but is a more appropriate designanation for this area.
1926/02/003/DM24 (Table 9.1)/O	Councillor Luke Clancy	Object	Soundness - Justified	DM24 (Table 9.1)  Sanderstead Plantation	I object to the de-designation of Purley Downs as Green Belt and to the de-designation of Sanderstead Plantation as Green Belt.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re- designated as Local Green Space which provides an identical level of protection but is a more appropriate designanation for this area.

2181/01/007/DM24 (Table 9.1)/O	Ray & Anne Smith	Object		DM24 (Table 9.1)  Sanderstead Plantation	Object to Loss of Green Belt on all three sites at Coombe Playing Fields, Croham Hurst and Sanderstead Plantation and SP7		No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2220/01/002/DM24 (Table 9.1)/O	Mr Brandon Costa	Object	Soundness - Effective	DM24 (Table 9.1)  Sanderstead Plantation	The Sanderstead Plantation is right behind our house and we use it all the time to take the kids in there with the dogs and play. The kids love playing hide and seek and climbing trees. I think that in this era where kids do not play enough outside it is a shame to take away their local green area.	I believe that Sanderstead Plantation should stay part of the Green Belt as if this was removed the next step is building on it.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2366/01/001/DM24 (Table 9.1)/O	Adrian Little	Object		DM24 (Table 9.1)  Sanderstead Plantation	Sanderstead Plantation and Croham Hurst are both unique and must be kept as Green Belt land for their views and amenity as lungs for Croydon & London.		No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

2602/01/002/DM24 (Table 9.1)/O	Kirsty Currie	Object	Soundness - Justified	DM24 (Table 9.1)  Sanderstead Plantation	It has been brought to our attention by the MP for South Croydon, Chris Philp, that there is a proposal to downgrade Sanderstead plantation from Green Belt to Metropolitan Open Land. We wish to ask for clarification of this proposal eg will this mean that commercial or residential development be allowed to take places on this area? We feel that this land is well used by local residents (especially young families and dog owners such as ourselves) and is a valuable area for maintaining local wildlife. We use this area on a daily basis and feel that our young family have much to gain from it remaining as an area where they can enjoy and learn about nature and woodland life and would like to keep it as such rather than the site being developed for commercial or residential purposes.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2603/01/001/DM24 (Table 9.1)/O	Isabelle Samlalsingh	Object	Soundness - Justified	DM24 (Table 9.1)  Sanderstead Plantation	The Sanderstead Plantation is right behind our house and we use it all the time to take the kids in there with the dogs and play. The kids love playing hide and seek and climbing trees. I think that in this era where kids do not play enough outside. It is a shame to take away their local green area..I believe that Sanderstead Plantation should stay part of the Green Belt as if this was removed the next step is building on it	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2635/01/008/DM24 (Table 9.1)/O	Paul Sandford  <i>Bourne Society</i>	Object		DM24 (Table 9.1)  Sanderstead Plantation	I object to the de-designation of Sanderstead Plantation as Green Belt	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

2647/01/004/DM24 (Table 9.1)/O	Mr Steve Lucas	Object		DM24 (Table 9.1)  Sanderstead Plantation	Inconsistent with the NPPF without good reason		No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re- designated as Local Green Space which provides an identical level of protection but is a more appropriate designanation for this area.
2657/01/012/DM24 (Table 9.1)/C	Rebecca Pullinger  <i>CPRE London</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Sanderstead Plantation	The Council should explicitly state the reasons behind any changes in designation to Green Belt or Metropolitan Open Land and make clear why a designation has changed from one to the other, as this is not clearly understood by residents who have contacted us.		Change	The evidence supporting this proposed change will be published on the Council's website.
2657/01/017/DM24 (Table 9.1)/O	Rebecca Pullinger  <i>CPRE London</i>	Object	Soundness - Effective	DM24 (Table 9.1)  Sanderstead Plantation	While this site is separated from the wider Green Belt designation, the publicly accessible woodland still meets criteria for protection as Metropolitan Open Land and should therefore be allocated as such: according to Greenspace Information for Greater London, the site is a Grade II site of Borough Wide importance, is well used by the local community and is known for its variety of flora and its spectacular bluebells.	The Green Belt designation at Sanderstead Plantation should be changed to Metropolitan Open Land rather than being removed altogether.	No change	Sanderstead Plantation is an important open space that needs to be protected. It is proposed that be re- designated as Local Green Space because is is not connected to the Metropolitan Green Belt surrounding London and it is too small to be considered Metropolitan Open Land. However as the three designations (Green Belt, Metropolitan Open Land and Local Green Space) have the same status and level of protection there is no material impact from the proposed change in designation.
2692/01/002/DM24 (Table 9.1)/O	C Inge	Object		DM24 (Table 9.1)  Sanderstead Plantation	Please could you count my objections to the loss of Green Belt and in particular for not felling trees. Sanderstead Plantation is regularly visited and monitored by the RSPB. We need to retain all the trees and shrubs and wildlife habitat. New trees have been planted. There are badger setts including a rare completely white badger, which I have seen. Small but important area of woodland.		No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re- designated as Local Green Space which provides an identical level of protection but is a more appropriate designanation for this area.

2801/01/005/DM24 (Table 9.1)/C	Mr and Mrs Michael Somers		DM24 (Table 9.1)	As guardians of the locality, we appeal to you not to surrender any green belt land or to downgrade Croham Hurst Woods or Sanderstead Plantation. We need to be able to rely on them as lungs for the area.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2803/01/004/DM24 (Table 9.1)/O	Mr John Massie	Object	DM24 (Table 9.1)	There must be no attempt to downgrade any currently designated Green Belt to Open Land. Again if we want Croydon to be a place in which people want to live then all our present Green Belt land must have the strongest possible protection from inappropriate use and urban encroachment.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2804/01/008/DM24 (Table 9.1)/O	Jim Gibbons	Object	DM24 (Table 9.1)	Sanderstead Planation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades as I consider that they have no bio-diversity protection if they are.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

2839/02/008/DM24 (Table 9.1)/O	Cllr Yvette Hopley  <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM24 (Table 9.1)  Sanderstead Plantation	Object about the designation from Green belt to Metropolitan open land. Weakens the value of the protection. Recently Ealing council downgraded some of its green belt to Metropolitan Open Land and now they are building on that land (against advice). This is a slippery slope.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2839/01/014/DM24 (Table 9.1)/C	Cllr Yvette Hopley  <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM24 (Table 9.1)  Sanderstead Plantation	Purley Beeches, Sanderstead Plantation, Sanderstead Pond and Wettern Tree Gardens are considered local green spaces along with All Saints Church yard and cemetery and the allotments. They are quite different - Purley Beeches, Sanderstead Plantation & Wetton Tree Gardens should have protected issues around the woodland?	No change	Sanderstead Plantation is also covered by a Site of Nature of Conservation Importance designation which specifically protects the ecological value of the site.
2839/01/008/DM24 (Table 9.1)/O	Cllr Yvette Hopley  <i>London Borough of Croydon</i>	Object	Soundness - Effective	DM24 (Table 9.1)  Sanderstead Plantation	Object about the designation from Green belt to Metropolitan open land. Weakens the value of the protection.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2839/02/014/DM24 (Table 9.1)/C	Cllr Yvette Hopley  <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM24 (Table 9.1)  Sanderstead Plantation	Purley Beeches, Sanderstead Plantation, Sanderstead Pond and Wettern Tree Gardens are considered local green spaces along with All Saints Church yard and cemetery and the allotments. They are quite different - Purley Beeches, Sanderstead Plantation & Wetton Tree Gardens should have protected issues around the woodland?	No change	Sanderstead Plantation is also covered by a Site of Nature of Conservation Importance designation which specifically protects the ecological value of the site.

2906/01/005/DM24 (Table 9.1)/O	Mr Gerald Smith	Object	DM24 (Table 9.1)	Policy DM44.2 (page 179) - Loss of Green Belt Areas I object strongly to the downgrading of Coombe Wood Playing Fields/Croham Hurst and Sanderstead Plantation to facilitate housing development. There is not a lot of greenery in Croydon as a whole (particularly in the north of the borough) so why remove what we have?	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2968/01/002/DM24 (Table 9.1)/O	Mr Jason Vine	Object	DM24 (Table 9.1)	I send you this email to state my objection to your current plans to downgrade the status of Sanderstead Plantation (policy number SF7).	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
2976/01/001/DM24 (Table 9.1)/O	Mr James Walsh	Object	DM24 (Table 9.1)	As a local resident benefitting from living in proximity to the Sanderstead plantation, I have learned with considerable concern of the proposal to downgrade the designation of the Sanderstead plantation from Green belt to local green space. The ecology report prepared for the council recommended that the plantation be upgraded from a grade 2 to grade 1 site of borough importance. This is because of the unique ecological importance of the plantation to the people of Croydon and London. I object to the downgrading of this site to local green space from Green belt. We cannot afford to lose more rare green land to urban development. Current and future generations of people need this land preserved for the enjoyment and education of all the residents of the borough. I would be grateful if you could advise me of the outcome of the re designation proposal. Also, can you please advise, whether the council's plans to upgrade the site to grade 1 as recommended in by the ecology report?	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

2978/01/008/DM24 (Table 9.1)/O	Mr James Marland	Object		DM24 (Table 9.1)  Sanderstead Plantation	No downgrade of Sanderstead Plantation. They should remain greenbelt land and protected.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re- designated as Local Green Space which provides an identical level of protection but is a more appropriate designagation for this area.
2983/01/002/DM24 (Table 9.1)/O	Mrs Jennie Bridge	Object	Soundness - Justified	DM24 (Table 9.1)  Sanderstead Plantation	I send you this email to state my objection to your current plans to downgrade the status of Sanderstead Plantation ( policy number SF7). My garden backs onto the plantation and I feel that if this policy goes ahead the future of the plantation will be unsure.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re- designated as Local Green Space which provides an identical level of protection but is a more appropriate designagation for this area.
2991/01/005/DM24 (Table 9.1)/O	Anna Bond	Object	Soundness - Justified	DM24 (Table 9.1)  Sanderstead Plantation	Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de- designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map).	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re- designated as Local Green Space which provides an identical level of protection but is a more appropriate designagation for this area.

2996/01/001/DM24 (Table 9.1)/O	Catherine Evans	Object	DM24 (Table 9.1)  Sanderstead Plantation	I wish to log my objection to the plans to change Sanderstead Plantation from Green Belt to Metropolitan Open Land.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
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3011/01/003/DM24 (Table 9.1)/O	Mr Joseph Trickey	Object	DM24 (Table 9.1)  Sanderstead Plantation	I wish to state my strong objection to any diminution of local green spaces. The draft local plan Policy DM 44.2 and Policy SP7 propose redesignation from Green Belt status to Metropolitan Open Land for Croham Hurst and also for the Sanderstead Plantation and Coombe Playing Field. The value of maintaining protection for these spaces for health and environmental reasons must be evident to everyone responsible for their protection. For many years I, along with many others, have used these open spaces and woodlands to walk around the area and also for walking into Croydon town. One of Croydon's great assets is in the number of green spaces available for the public's recreation, and it is clear from public meetings that the people of Croydon see them as of great benefit. Not only is the public prepared to use them but as is seen from the associations like the Friends of Croham Hurst Woods and the Friends of Wetton Gardens people are also prepared to work for their improvement. I should like reassurance that the redesignation of the land will not result in any erosion of the areas open for walking and for leisure in general	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
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3022/01/002/DM24 (Table 9.1)/O	Mr Martin Bridge	Object	Soundness - Justified	DM24 (Table 9.1)  Sanderstead Plantation	I send you this email to state my objection to your current plans to downgrade the status of Sanderstead Plantation ( policy number SF7). My garden backs onto the plantation and I feel that if this policy goes ahead the future of the plantation will be unsure.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3150/01/004/DM24 (Table 9.1)/O	Felicity Taylor	Object		DM24 (Table 9.1)  Sanderstead Plantation	Policy DM44.2 - I want to object to the de-designation of Croham Hurst Woods and Sanderstead Plantation. I live only a couple of roads away from Croham Hurst Woods. We walk in there almost every week. We must give this land the best protection possible and that means keeping it green belt. Please reconsider this decision the green spaces for our children and future generations are in your hands. Please don't throw away our green spaces. In order to make Croydon a great place to live we need places to walk in, play in and enjoy.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3173/01/001/DM24 (Table 9.1)/S	Mr David Collins	Support	Soundness - Effective	DM24 (Table 9.1)  Sanderstead Plantation	I would like to object to any future proposals to build on the Sanderstead Plantation. Policy no SP7	Welcome support	

Object	Soundness - Justified	DM24 (Table 9.1)		No change	
Sanderstead Plantation			<p>I wish to register my strong objection ( via daughters email ) on the proposed Loss of Green Belt proposals which will have a detrimental effect on the residential amenity of the neighbourhoods around Sanderstead Plantation, Croham Hurst Woods and Coombe Playing Fields</p> <p>I strongly object to Croydon Council's proposals to change the status of Sanderstead Plantation from Metropolitan Green Belt to Local Green Space, Croham Hurst Woods de designated from Green Belt to Metropolitan Open Land, and Coombe Playing Fields being proposed for development.</p> <p>The current designation of Sanderstead Plantation and Croham Hurst Woods sites provides the protection the sites need from unwanted development and there are no benefits to residents in changing the designation. The proposals will destroy the character of the areas which need to be preserved.</p> <p>Other objections:</p> <ul style="list-style-type: none"><li>• Adverse effect on the residential amenity of neighbours, by reason of noise, disturbance, overlooking, loss of privacy, wildlife, overshadowing, etc.</li><li>• Unacceptably high density / overdevelopment of Coombe Playing Fields site, especially as it involves loss of the open aspect of the neighbourhoods</li><li>• Visual impact of the sites and surrounding neighborhoods and a detrimental effect on the character of our</li><li>• As the local plan sets out what the Council will allow to be built over next 20 years , all a planning application on Sanderstead Plantation or Croham Hurst Woods need to do is be consistent with the local plan to be passed thus ruining these sites and the neighborhood amenities forever</li><li>• Increased density of the population of these sites including overcrowding which is also a health and safety concern</li><li>• The detrimental effects change of land status of Sanderstead Plantation and Coombe Hurst Woods and the proposed development of Coombe Playing Fields on the character of the neighbourhood. Coombe Hurst Woods is a mature wood with beech and oak trees which will be under threat eg less trees, increase in noise, litter</li><li>• Design (including bulk and massing, detailing and materials, if these form part of the application)</li></ul>		<p>Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.</p>

				<ul style="list-style-type: none"> <li>• The proposed development of Coombe Playing Fields would be over-bearing, out-of-scale or out of character in terms of its appearance compared with existing vicinity</li> <li>• The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners</li> </ul>		
3260/01/009/DM24 (Table 9.1)/O	Wayne Starr	Object	DM24 (Table 9.1)  Sanderstead Plantation	Also the downgrading of greenbelt sites at Coombe Playing Fields, Croham Hurst and Sanderstead Plantation should not be considered an option. These areas should be preserved and fought for not downgraded.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3275/01/012/DM24 (Table 9.1)/O	Suzanne Connor	Object	DM24 (Table 9.1)  Sanderstead Plantation	<p>With reference to the Local Plan which has been proposed, please note my objection to the following policies:</p> <ul style="list-style-type: none"> <li>&gt;</li> <li>&gt; Garden Grabbing</li> <li>&gt; Policy DM2</li> <li>&gt;</li> <li>&gt; Purley Skyscraper authorisation</li> <li>&gt; Policy DM40.1</li> <li>&gt;</li> <li>&gt; Purley Pool</li> <li>&gt; Policy 40.4, Table 11.3, Site 30</li> <li>&gt;</li> <li>&gt; Purley Parking</li> <li>&gt; Policy 40.4, Table 11.3,</li> <li>&gt;</li> <li>&gt; Sanderstead "Lidl" Site</li> <li>&gt; Policy DM41.3, Table 11.14, site 306</li> <li>&gt;</li> <li>&gt; Gypsy/Traveller site on Conduit Lane, next to Coombe Wood Gardens</li> <li>&gt; Policy DM44.2, Table 11.17, site 661</li> <li>&gt;</li> <li>&gt; Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation</li> <li>&gt; The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662</li> <li>&gt;</li> <li>&gt; Lack of Parking in new developments</li> <li>&gt; Policy DM28</li> <li>&gt;</li> <li>&gt; More Protection; Less "Intensification"</li> <li>&gt; Policy DM31.4</li> </ul>	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3312/01/009/DM24 (Table 9.1)/O	Mr Richard Brandwood	Object	DM24 (Table 9.1)  Sanderstead Plantation	Loss of Green Belt – Sanderstead Plantation. - The status of this site should remain the same - and not be changed.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re- designated as Local Green Space which provides an identical level of protection but is a more appropriate designanation for this area.
3339/01/003/DM24 (Table 9.1)/O	Mr Keith Watt	Object	DM24 (Table 9.1)  Sanderstead Plantation	These are valuable and well used green spaces.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re- designated as Local Green Space which provides an identical level of protection but is a more appropriate designanation for this area.
3357/01/002/DM24 (Table 9.1)/O	Joy Gadsby	Object	DM24 (Table 9.1)  Sanderstead Plantation	I am very much opposed to the downgrading of Croham Hurst and Sanderstead Plantation from Green Belt to Metropolitan Open Land. Both these sites are of historical interest. Croham Hurst is shown on early 17th Century Maps and consequent maps and also has a Bronze Age archaeological site at its highest point. Sanderstead Plantation has been in existence at least from the latter half of the 18th Century and is a valuable conservation site for a wide range of biodiversity. Both sites should be protected as far as possible and are valuable to the well being of the public.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re- designated as Local Green Space which provides an identical level of protection but is a more appropriate designanation for this area.

3373/01/005/DM24 (Table 9.1)/O	Mrs Kim Vella  Croydon Council	Object	DM24 (Table 9.1)  Sanderstead Plantation	Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de- designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map). Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re- designated as Local Green Space which provides an identical level of protection but is a more appropriate designagation for this area.
3389/01/002/DM24 (Table 9.1)/O	Mr A Young	Object	DM24 (Table 9.1)  Sanderstead Plantation	The changes would change the character of our local area. There for I would like to object to the above policy changes.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re- designated as Local Green Space which provides an identical level of protection but is a more appropriate designagation for this area.
3420/01/003/DM24 (Table 9.1)/O	Mr & Mrs Tarran	Object	DM24 (Table 9.1)  Sanderstead Plantation	We wish to object to the downgrading of status of the following open spaces Coombe Playing Fields Croham Hurst Sanderstead Plantation Under NO circumstances should these open spaces be downgraded	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re- designated as Local Green Space which provides an identical level of protection but is a more appropriate designagation for this area.

All the sites meet the Metropolitan green belt criteria for designation. There is absolutely no need to downgrade ANY of them to local green space. They should remain as metropolitan green belt. It would be deliverable but not the right approach. It is very short sighted and so very sad that Croydon Council are treating our precious trees, open spaces and few remaining rural aspects of our borough in this way. No, this compromises future generations. In 9.1 it states the "trees and green spaces mitigate higher temperatures as a result of climate change". Any alterations to the greenbelt status will ultimately damage the trees and green spaces, which will not meet the needs of future generations. They too have the right to listen to the birds, go for walks, sit in the park, train for triathlons and marathons, sit on a swing, photograph nature, or play with their friends outside and not on the street. This proposed policy change is wrong. Future generations have the right to a good quality of life, one we should be looking to enhance not devalue. Our children and grandchildren have the right to a better future living in Croydon. There has been no time to respond properly to this proposal. The time limit and date for submission just before Christmas has made it impossible to give the consideration such a grave alteration requires. I have spoken to over 100 people, none of whom know about the council proposals. This has not been a fair and informed consultation for those who live and work in the London Borough on Croydon. I object in the strongest possible terms to the way in which Croydon Council have gone about this consultation of our Green belt land and I speak for many many council tax payers who have not had the time to respond to this proposal.

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it is surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

We would like to register our objection to the plan to down grade some of the wonderful nature reserves we have in Croydon. These were protected "Green Belt" areas and were protected for a reason. This was so Croydon residents could find clean air & peaceful places to go and enjoy the nature around us. We can see no benefits to us or anyone else in Croydon with these plans. We can only assume that by lowering the status of these areas that they will be easily disposed of. If there is another reason please can you explain? Otherwise we see this is an underhand and irresponsible way of reducing some of Croydon's well loved open spaces. We are particularly concerned about the plan to down-grade the Sanderstead Plantation from green belt to "Metropolitan Open Land" The plantation is a known nature reserve and a place of scientific interest with a variety of wild flowers, plants, birds, including owls, bats, and other small animals living within it. This is a local amenity used by individuals and families, some who just want a pleasant woodland walk and enjoy the peacefulness that the plantation offers. It is also used by many others such as dog walkers, walking groups, it is also a popular space for bird lovers who enjoy the sights and sounds of a wide variety of wild and exotic birds. The Sanderstead Plantation is a regular meeting place for our local volunteer conservation group who work regularly and tirelessly to preserve and protect this space by maintaining pathways and ensuring that wild habitats of the creatures living there are protected. This voluntary work needs to be encouraged so that our trees and wild flowers are not lost. Croydon's reputation as a decent place to live and raise ones family has suffered greatly over recent years! Everyone in the borough needs to be assured that there are enough open spaces where they can enjoy woodland walks, playing fields in these "Green Belt" protected open spaces.

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3474/01/013/DM24 (Table 9.1)/O	Mr Dennis King  <i>Sanderstead Residents' Associatio</i>	Object	Soundness - Justified	DM24 (Table 9.1)  Sanderstead Plantation	Sanderstead Plantation Ancient woodland planted for the management of timber, now a woodland recreation area providing 8 acres for wild life preservation and recreation. There can be no reason for the proposed change	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3477/01/004/DM24 (Table 9.1)/O	Mr Derek Smith	Object		DM24 (Table 9.1)  Sanderstead Plantation	We are horrified and strongly object to learn recently that Croydon Council has proposals for the re-designation of a number of open areas (public playing fields and woodland) in the Selsdon/Sanderstead, South Croydon area. The purpose of the proposed re-designation is clear to everyone that is to say, new development at some point in time. We recognise the need to increase housing stock, however, the need for adequate public amenities increases with development, and finding the space to provide these becomes increasing more difficult. We should not try solving one problem only to create a more serious one. When public green spaces are no longer available it will become impossible to remove developments to create such spaces. We should therefore treasure the few public open spaces that exist, and not see them as opportunities for development when there are opportunities still existing in brown field sites. It should be kept in mind that the creation of mature woodland etc. would typically take 50 or more years. South Croydon does not have an abundance of such areas, therefore, we need to think seriously when considering changes to any public spaces especially woodland.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3518/01/002/DM24 (Table 9.1)/O	Mrs Joesphine Gable	Object	DM24 (Table 9.1)	As a resident of Church Way I would like to object in the strongest terms to the proposed downgrading of Sanderstead Plantation from Green Belt to Metropolitan Open Land. I fail to understand the objective behind this unless it is to ultimately change the usage completely by developing the site. I believe that this de-designation would have a major negative impact on the character of our neighbourhood and would ask you to re-consider this action or further guarantee that these changes will be held for a minimum of 100 years from implementation.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.	
3538/01/002/DM24 (Table 9.1)/O	Liz Turner	Object	DM24 (Table 9.1)	Please reconsider many of the policies that change the character of Sanderstaed	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.	
3545/01/007/DM24 (Table 9.1)/O	Linda Bevin	Object	Soundness - Justified	DM24 (Table 9.1)	I object to the de-designation of Purley Downs Golf Club and adjoining land, and Sanderstead Plantation as Green Belt. In light of the aforementioned additions, this appears to be a total contradiction of policies.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3553/01/001/DM24 (Table 9.1)/O	Maria Eagle	Object	DM24 (Table 9.1)	I totally agree with the objections made Chris Philp with regard to the proposal that is being considered by the council for changing the status of the land from metropolitan green belt to local green space. If our local green areas are under threat with plans for building more homes in these green spaces , I totally object. Build up areas , concrete jungles only harbour crime. We require to preserve the character of our area and the lovely green areas for generations to come... once destroyed you cannot retrieve these areas. If the proposal goes ahead all the sense of pride of our beautiful area will disappear from this community and all the motivation the community has to make our area beautiful, clean and safe will be blotted out.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3570/01/005/DM24 (Table 9.1)/O	Mr & Mrs Adams	Object	DM24 (Table 9.1)	These sites should all remain as Green Belt and should not be downgraded. Croham Hurst in particular is a biological Site of Special Scientific Interest (SSSI) and a Site of Metropolitan Importance for Nature Conservation. We believe all these plans will devastate our green spaces, and will have a very damaging impact to the character of the local area, and we object strongly.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3592/01/008/DM24 (Table 9.1)/O	Nicola Shipp	Object	DM24 (Table 9.1)	As a resident of Croydon all my life, I wish to register my opposition to the following "plans".... DM44.2 SITE 662 – The change of status for Coombe Playing Fields, Croham Hurst Woods and Sanderstead Plantation is of great concern. Homes must not be built on these site as the whole area would suffer by additional traffic and the already growing strain to services. Not to mention, spoiling lovely open spaces.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3712/01/001/DM24 (Table 9.1)/O	Mr Nick Peiris	Object	DM24 (Table 9.1)	I strongly oppose the destruction of any designated "Green Belt" land within our Borough. De-classifying such designated sites is certainly not the answer! A BIG "NO" to DOWNGRADING of existing Green Belt land including 1. Croham Hurst 2. Sanderstead Plantation 3. Coombe Playing Fields 4. Conduit Lane.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
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3742/01/004/DM24 (Table 9.1)/O	Mr Trevor Smith	Object	DM24 (Table 9.1)	I also strongly object to the potential loss of greenbelt in the area. Sanderstead plantation should not be downgraded from Green Belt to Metropolitan Open Land as the character of the area will change completely	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
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I was informed yesterday (16th December) of your consultation process into the possible category changes of Sanderstead Plantation from Metropolitan Green Belt Land to Local Green Space.

I have the following comments:- I only discovered of this plan through a piece of paper pushed through my front door by the distraught volunteer organisation who do a fantastic job of looking after the Plantation. No previous consultation has been provided to me, neither through my letter box nor displayed in the neighbourhood. I asked a friend who lives directly opposite the wood on the Addington Road whether they had heard anything and they also knew nothing of these plans. I checked on the Croydon web-site and couldn't find any reference to the downgrading of the plantation. The website that holds this information is impossible for the average person to access and decipher. It uses terminology that means nothing to the non-experts and even when you do access the document it appears to show no action to the area in question. It appears to have the 'If you can't convince them confuse them' attitude. I decided to phone the council to check to see if the note was a hoax. I was informed, no it was real but because of resource available to the council the level of consultation was limited. That is simply not good enough. How can this be a consultation if you don't include those people who are directly affected? Indeed, I understand there was some sort of forum a few weeks back yet even the volunteer association that looks after the woods were unaware of that event. How rude is it that to treat the people of this borough in this way. No matter what the budget restraints costs are minimal to consult by either local posters or a mail drop to the neighbouring houses as any planning permission would be addressed.

The council representative informed me the plantation was being downgraded because it was surrounded on three sides by residential development. This logic ignores that this is one of, if not the only area that affords a continuous canopy. It links other areas of important green areas affords Croham Hurst, Selsdon Park then the Selsdon Wood nature reserve.

The council website informs us that it is a "site of nature conservation importance". This unique 8.8 hectares of woodland has a large biodiversity inc. Badgers, Owls and a

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

noted spread of tree species (the whole concept of the plantation all those years ago, was to grow and large spread of indigenous species); hence its name. Its biodiversity is not just animals but also plants; notable are the Bluebells in spring which have recently been the best we have seen in a long time. These unrestricted open all hours' woods serves the whole community. If the consultation hadn't been so badly flawed (i.e. consultation via stealth). The plans to down grade the status of the Plantation jeopardizes the green belt of South Croydon. As you can see from the satellite picture this is not an isolated area of green space, in an urban environment, but is part of the larger connecting green belt which forms the boundary of South Croydon. I am sure the local outrage would be immense if more people were informed of these proposals when. This whole plan is simply not acceptable. Indeed, the idea and approach is as outrageous as the plan management itself.

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I have lived in Sanderstead for nearly 30 years and wish to register my strong objection on the proposals which I believe will have an adverse effect on the sits and residential amenity of the neighbourhoods around Sanderstead Plantation, Croham Hurst Woods and Coombe Playing Fields

I strongly object to Croydon Council's proposals to change the status of Sanderstead Plantation from Metropolitan Green Belt to Local Green Space, Croham Hurst Woods de designated from Green Belt to Metropolitan Open Land, and Coombe Playing Fields being proposed for development.

The current designation of Sanderstead Plantation and Croham Hurst Woods sites provides the protection the sites need from unwanted development and there are no benefits to residents in changing the designation. If the proposals for the Coombe Playing Fields are passed Croydon will LOSE one of the few areas of natural beauty. There will be fewer places to go for family walks, fewer oak and beech trees which will have an adverse effect on the health and well being of local residents potentially resulting in detrimental effects of mental health ultimately putting a strain on Croydon Council's Social Service and local NHS.

- Adverse effect on the residential amenity of neighbours, by reason of noise, disturbance, overlooking, loss of privacy, wildlife, overshadowing, etc.
- Unacceptably high density / overdevelopment of Coombe Playing Fields site, especially as it involves loss of the open aspect of the neighbourhoods
- Visual impact of the sites and surrounding neighborhoods and a detrimental effect on the character of our
- As the local plan sets out what the Council will allow to be built over next 20 years , all a planning application on Sanderstead Plantation or Croham Hurst Woods need to do is be consistent with the local plan to be passed thus ruining these sites and the neighborhood amenities forever
- Increased Density of the population of these sites including overcrowding which is also a health and safety concern
- The detrimental effects change of land status of Sanderstead Plantation and Coombe Hurst Woods and the proposed development of Coombe

Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

Playing Fields on the character of the neighbourhood. Coombe Hurst Woods is a mature wood with beech and oak trees which will be under threat eg less trees, increase in noise, litter

- Design (including bulk and massing, detailing and materials, if these form part of the application)
- The proposed development of Coombe Playing Fields would be over-bearing, out-of-scale or out of character in terms of its appearance compared with existing vicinity
- The loss of existing views from neighbouring properties would adversely affect the residential amenity of neighbouring owners

3767/01/004/DM24 (Table 9.1)/O	Mr K Dawson	Object	Soundness - Justified	DM24 (Table 9.1)  Sanderstead Plantation	<p>I have had the opportunity to read the proposals in the recently published Local Plan for Croydon and am submitting my views by the 18 December 2015 deadline.</p> <p>I also object to the down-grading of Green Belt land to Metropolitan Open Land in Policy SP7 of the Strategic Plan as the protections in place against developing these areas are likely to be compromised, specifically Croham Hurst and Sanderstead Plantation.</p> <p>There are plenty of 'Brown field' sites where much needed 'affordable' residential development can take place, although of course it is more expensive to do this and therefore economically desirable for developers and construction companies!</p> <p>However, it is the responsibility of national and local government to ensure that Brown field sites should be the primary focus, and prevent more green spaces in urban areas disappearing.</p>	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3795/01/009/DM24 (Table 9.1)/O	Mr Tony Connor	Object		DM24 (Table 9.1)  Sanderstead Plantation	<p>With reference to the Local Plan which has been proposed, please note my objection to the following policies</p> <p>Loss of Green Belt (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation</p> <p>The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662</p>	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3796/01/013/DM24 (Table 9.1)/O	Mr Tony Sales	Object	DM24 (Table 9.1)  Sanderstead Plantation	I am emailing to record my objection to the following policies within the 'Local Plan'.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3800/01/004/DM24 (Table 9.1)/O	Ann Nussey	Object	DM24 (Table 9.1)  Sanderstead Plantation	Loss of Green Belt (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map). Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3812/01/010/DM24 (Table 9.1)/O	Mr Peter Spragg	Object	DM24 (Table 9.1)  Sanderstead Plantation	Loss of Green Belt '(1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation. The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map). Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3813/01/010/DM24 (Table 9.1)/O	Mr Brandon Hannan	Object	DM24 (Table 9.1)	The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.	
3829/01/008/DM24 (Table 9.1)/O	Dr L Bowen-Long	Object	Soundness - Justified	DM24 (Table 9.1)	Loss of Green Belt & Playing Fields – the proposal to alter land use categories for Coombe Playing Fields, Croham Hurst and Sanderstead Plantation are unnecessary and undesirable down-gradings of land areas which help to maintain Croydon Borough as more than just a concrete jungle. There should be balance between the locations of urban sprawl and natural green areas which the local residents can enjoy. Do not progress further with such changes of classification.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3837/01/004/DM24 (Table 9.1)/O	Mr & Mrs Hooper	Object	DM24 (Table 9.1)	I also oppose the redesignation of Croham Hurst Woods and Sanderstead plantation. This is quite contrary to the national aim to improve sporting facilities.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.	

3846/01/005/DM24  
(Table 9.1)/O

Cllr M Gatland

Object

Soundness -  
Justified

DM24 (Table 9.1)

Sanderstead  
Plantation

I wish to object to the following  
The use of the following as traveller  
or gypsy sites Coombe Lodge  
Nurseries site ref 661 Coombe  
Farm. Site ref 502 This is  
inappropriate development on  
Greenbelt.  
The de designation from Greenbelt of  
Croham Hurst Woods  
Coombe rd Playing Fields  
Sanderstead Plantation  
Does not comply with SP7.2 and the  
protection of the green grid

No change

Sanderstead Plantation is an  
important open space that  
requires the same level of  
protection that its existing  
Green Belt designation  
affords it. As it surrounded  
on all sides by built up area  
it is incorrectly designated  
as Green Belt (which should  
by definition surround a built  
up area or provide a buffer  
between it and the next built  
up area, so it will be re-  
designated as Local Green  
Space which provides an  
identical level of protection  
but is a more appropriate  
designagation for this area.

3848/01/003/DM24  
(Table 9.1)/O

Mrs Linda Etheridge

Object

DM24 (Table 9.1)

Sanderstead  
Plantation

It would be extremely detrimental to  
the local area and in particular  
detrimental to the environment  
should the area of Coombe Playing  
Fields, Croham Hurst and the  
Sanderstead Plantation be subject to  
becoming 'a local Green Space'  
which could then be subject to the  
possibility of being sold for  
development by the council. As a  
resident of Sanderstead I am  
shocked to learn that these changes  
are being considered. Your  
negotiations are being considered at  
a very busy time of the year when  
most people do not have time to  
object. Moreover the preservation of '  
open spaces' for our children of the  
future as well as to stop the flow of  
climate change should be protected  
from the dessimation of the council  
and the builder! It is beyond reason  
to consider changing three areas in  
the south of the borough. One can  
only imagine that the council intends  
to create an area similar to the  
concrete spaces of central Croydon.  
Moreover I am appalled by these  
proposals and the attitude of town  
hall councils who lack any  
consideration of or for the community  
of South Croydon. Therefore the loss  
of green belt (1) Coombe Playing  
Fields, (2) Croham Hurst, (3)  
Sanderstead Plantation must not go  
ahead as proposed.

No change

Sanderstead Plantation is an  
important open space that  
requires the same level of  
protection that its existing  
Green Belt designation  
affords it. As it surrounded  
on all sides by built up area  
it is incorrectly designated  
as Green Belt (which should  
by definition surround a built  
up area or provide a buffer  
between it and the next built  
up area, so it will be re-  
designated as Local Green  
Space which provides an  
identical level of protection  
but is a more appropriate  
designagation for this area.

3851/01/002/DM24 (Table 9.1)/O	Mr Mike Etheridge	Object		DM24 (Table 9.1)  Sanderstead Plantation	Re-designation of Coombe Playing Fields, Croham Hurst Woods, and Sanderstead Plantation from 'Green Belt' to 'Metropolitan Open Land'. I hereby register my objection to the proposals and consider that any development of these areas would be detrimental to the local environments and associated wildlife.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re- designated as Local Green Space which provides an identical level of protection but is a more appropriate designagation for this area.
3861/01/007/DM24 (Table 9.1)/O	Mr Neil Walker	Object		DM24 (Table 9.1)  Sanderstead Plantation	It is not appropriate to downgrade these sites from Green Belt to Metropolitan Open Land.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re- designated as Local Green Space which provides an identical level of protection but is a more appropriate designagation for this area.
3862/01/005/DM24 (Table 9.1)/O	Mr M Blount	Object	Soundness - Justified	DM24 (Table 9.1)  Sanderstead Plantation	I have considered details of the proposed Croydon Local Plan and have the following objections on the basis that they will: detract from the local areas, dramatically change the local areas, dramatically change the character of local areas, have a significant adverse effect on an already overloaded infrastructure, including roads, public transport, public open space, environment and emergency, health and support services.  2. I object to any proposed re- designation of Green Belt and MOL.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re- designated as Local Green Space which provides an identical level of protection but is a more appropriate designagation for this area.

3896/01/015/DM24 (Table 9.1)/O	Mr M Veldeman	Object	DM24 (Table 9.1)	Downgrading of any green spaces is again unacceptable. Our green spaces are valuable for people, the environment and wild life. It is becoming more relevant these days, not a luxury but a necessity and downgrading it is a slippery slope to losing it. Maybe this is the intention.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3940/01/009/DM24 (Table 9.1)/O	Shirley Shephard	Object	DM24 (Table 9.1)	The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Polices Map). Sanderstead plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3946/01/004/DM24 (Table 9.1)/O	Mr & Mrs Burns	Object	DM24 (Table 9.1)	We have been made aware that both Sanderstead Plantation along with Croham Hurst Woods are to be re designated/ downgraded from Green Belt land to Metropolitan Open Land.  We strongly object to this action as it may mean in future years that they could be built on. It is important to retain our open spaces and the Green Belt .	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3955/01/002/DM24 (Table 9.1)/O	Mrs M Brewster	Object	Soundness - Justified	DM24 (Table 9.1)  Sanderstead Plantation	I wish to log my objections to these proposals. Croydon often gets a bad press and going into the town centre, whilst there is lots of choice, is not always a pleasant experience. However, in my opinion, one of the most important things Croydon does have going for it, is its abundant open spaces and woodland, which helps to make it a nice place to live. Any threat to the public's access to these amenities would be detrimental to the quality of life currently being experienced. I strongly object to any proposals which would impinge on this. I am particularly concerned with the proposal in respect of Sanderstead Plantation.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3963/01/003/DM24 (Table 9.1)/O	Mrs Yendall	Object		DM24 (Table 9.1)  Sanderstead Plantation	Would like to support her local MP Chris Philp with his concerns regarding Loss of Green Belt - (1)Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation. She objects strongly to all these downgrades.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3980/01/003/DM24 (Table 9.1)/O	Mr & Mrs Connolly	Object		DM24 (Table 9.1)  Sanderstead Plantation	We strongly object to the Council's proposals as set out in SP7 of its Strategic Plan to downgrade Sanderstead Plantation and Croham Hurst Woods from Green Belt to Metropolitan Open Land status and the consequent erosion of protection for these ancient and much appreciated local amenities.  Please remove these sites from the Plan.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

3987/01/002/DM24 (Table 9.1)/O	Mr P Doherty	Object	Soundness - Justified	DM24 (Table 9.1)  Sanderstead Plantation	I wish to place on record my grave concern about Sanderstead Plantation. I object to the council changing the land from Metropolitan Green Belt to Local Green Space. The current designation provides the protection that the site needs and I can see no benefit arising from the lowering of that designation.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
3990/01/003/DM24 (Table 9.1)/O	Mr P Upton	Object		DM24 (Table 9.1)  Sanderstead Plantation	I confirm that I object to any changes to the designation of the Sanderstead Plantation	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
4021/01/002/DM24 (Table 9.1)/O	Mr & Mrs Gifford	Object		DM24 (Table 9.1)  Sanderstead Plantation	We do not agree with the proposed changes and therefore consider that Sanderstead Plantation should remain as Green Belt	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

4034/01/005/DM24 (Table 9.1)/O	Ms S Quay	Object		DM24 (Table 9.1)  Sanderstead Plantation	These precious sites should keep their green belt status.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re- designated as Local Green Space which provides an identical level of protection but is a more appropriate designagation for this area.
4108/01/010/DM24 (Table 9.1)/O	The Chudasama Family	Object	Soundness - Justified	DM24 (Table 9.1)  Sanderstead Plantation	Policy DM44.2, Table 11.17, site 662 (p179). The site should remain as green belt. Croham Hurst Woods are being de-designated from Green Belt to Metropolitan Open Land in Policy SP7 of the Strategic Plan (p55 of Policies Map). Sanderstead planation is also being downgraded from Green Belt to Metropolitan Open Land. I object to all these downgrades.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re- designated as Local Green Space which provides an identical level of protection but is a more appropriate designagation for this area.
4117/01/008/DM24 (Table 9.1)/O	Cllr S Brew	Object		DM24 (Table 9.1)  Sanderstead Plantation	I object to the de-designation of Sanderstead Plantation as Green Belt.	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re- designated as Local Green Space which provides an identical level of protection but is a more appropriate designagation for this area.

4411/01/007/DM24 (Table 9.1)/O	Maurice Brennan	Object		DM24 (Table 9.1)  Sanderstead Plantation	4.Loss of Green Belt – (1) Coombe Playing Fields, (2) Croham Hurst, (3) Sanderstead Plantation in Policy DM44.2, Table 11.17, site 662 (p179). These sites should remain as green belt and not downgraded	No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
0790/01/097/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Sanderstead Pond (and Green)	We support these additions.	Welcome support	
0790/01/098/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Scrub Shaw	We support these additions.	Welcome support	
0790/01/099/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Selsdon Recreation Ground	We support these additions.	Welcome support	
0790/01/100/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Shirley Oaks playing field and wood	We support these additions.	Welcome support	
2729/01/004/DM24 (Table 9.1)/C	Mr G Simmonds			DM24 (Table 9.1)  Shirley Oaks playing field and wood	Object to site at Shirley Oaks Playing field and wood ( Local Green Space ) as the site is undeliverable for the following: Lack of evidence to support de-designation as the report relies entirely on opinion uninformed by actual specifics of land use and forms an important of Shirleys green infrastructure The land is used for recreation and its loss would be contrary to the Mayors Pan Policy 17.7 which highlights the positive aspects of MOL such as play areas for children and amenity areas for grandparents to play with their children, play areas for kids going home from school and also for others such as dogwalkers. The land should be retained as MOL as it meets the criteria set out by the London Plan.	No change	The site does not meet the criteria for Metropolitan Open Land but does meet the criteria for Local Green Space. The designation offers the same level as protection as Metropolitan Open Land but is a more suitable designation for this site.

2904/01/001/DM24 (Table 9.1)/O	Mrs C E Wilson	Object		DM24 (Table 9.1)  Shirley Oaks playing field and wood	I wish to object to the detailed proposal in Policy DM24(ii) in relation to land identified as Shirley Oaks playing field and wood Lvi on page 144 Map GS-L (Site). The site is owned by Shirley Oaks Management Limited Company. The site is presently protected by the designation of the MOL. Separate objections have been made in relation to the proposal to de-designate this land as MOL. Those objections are repeated for the purpose of this representation. The designation as MOL should remain.	No change	The site does not meet the criteria for Metropolitan Open Land but does meet the criteria for Local Green Space. The designation offers the same level as protection as Metropolitan Open Land but is a more suitable designation for this site.
2905/02/001/DM24 (Table 9.1)/O	Mr S F A Wilson	Object		DM24 (Table 9.1)  Shirley Oaks playing field and wood	I wish to object to the detailed proposal in Policy DM24(ii) in relation to land identified as Shirley Oaks playing field and wood Lvi on page 144 Map GS-L (Site). The site is owned by Shirley Oaks Management Limited Company. The site is presently protected by the designation of the MOL. Separate objections have been made in relation to the proposal to de-designate this land as MOL. Those objections are repeated for the purpose of this representation. The designation as MOL should remain.	No change	The site does not meet the criteria for Metropolitan Open Land but does meet the criteria for Local Green Space. The designation offers the same level as protection as Metropolitan Open Land but is a more suitable designation for this site.
3580/02/003/DM24 (Table 9.1)/O	Mr Michael Hewish	Object		DM24 (Table 9.1)  Shirley Oaks playing field and wood	I wish to object to the detailed proposal in Policy DM24(ii) in relation to land identified as Shirley Oaks playing field and Wood Lvion page 144 Map GS-L (Site). The Site is owned by Shirley Oaks Management Limited (Company). There are over 480 shareholders of which I am one. The Site is presently protected by the designation of the Metropolitan Open Land. Separate objections have been made in relation to the proposal to de-designate this land as MOL. Those objections are repeated for the purpose of this representation. The designation as MOL should remain.	No change	The site has been assessed and does not meet the criteria for Metropolitan Open Land. It does meet the criteria for Local Green Space and will be designated as such. This designation offers the same level of protection as Green Belt.
0790/01/101/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Shirley Recreation Ground	We support these additions.	Welcome support	
0790/01/102/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  South Croydon Recreation Ground	We support these additions.	Welcome support	
0790/01/103/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  South Norwood Recreation ground	We support these additions.	Welcome support	

0790/01/104/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Spring Park Wood	We support these additions.	Welcome support	
2842/01/003/DM24 (Table 9.1)/S	Cllr Richard Chatterjee  <i>London Borough of Croydon</i>	Support	Soundness - Justified	DM24 (Table 9.1)  Spring Park Wood	Spring Park Wood should be specifically protected as to be retained in its present form for its amenities and link in the green chain;	Welcome support	
2842/01/007/DM24 (Table 9.1)/O	Cllr Richard Chatterjee  <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM24 (Table 9.1)  Spring Park Wood	The existing wooded site delineated by Bushey Road, Ash Road, Bridle Road and Oak Avenue should be specifically protected as to be retained in its present form for its amenity value and link in the green chain;	No change	Spring Park Wood is to be designated as Local Green Space.
0790/01/093/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  St John's Church Memorial Garden	We support these additions.	Welcome support	
0790/01/092/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  St John's Church	We support these additions.	Welcome support	
0790/01/094/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  St John's Memorial Garden (east)	We support these additions.	Welcome support	
0790/01/095/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  St John's Memorial Garden (north)	We support these additions.	Welcome support	
0790/01/096/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  St Peter's Churchyard	We support these additions.	Welcome support	
0790/01/105/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Stambourne Woodland Walk	We support these additions.	Welcome support	
0790/01/106/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Temple Avenue Copse	We support these additions.	Welcome support	
2842/01/005/DM24 (Table 9.1)/O	Cllr Richard Chatterjee  <i>London Borough of Croydon</i>	Object	Soundness - Justified	DM24 (Table 9.1)  Temple Avenue Copse	The green at the junction of Temple Avenue and Southway should be recognised and protected in its present form for its amenity value and link in the green chain;	No change	Temple Avenue Copse is to be designated as a Local Green Space.
2842/01/004/DM24 (Table 9.1)/S	Cllr Richard Chatterjee  <i>London Borough of Croydon</i>	Support	Soundness - Justified	DM24 (Table 9.1)  Temple Avenue Copse	Temple Avenue Copse should be recognised and protected in its present form for its amenity value and link in the green chain;	Welcome support	

0790/01/107/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  The Lawns	We support these additions.	Welcome support	
0790/01/108/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  The Queen's Gardens	We support these additions.	Welcome support	
0790/01/109/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  The Ruffet	We support these additions.	Welcome support	
0790/01/110/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Thornton Heath Recreation Ground	We support these additions.	Welcome support	
0790/01/111/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Trumble Gardens	We support these additions.	Welcome support	
0790/01/112/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Upper Norwood Recreation Ground	We support these additions.	Welcome support	
0790/01/113/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Waddon Ponds	We support these additions.	Welcome support	
0790/01/114/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Wandle Park	We support these additions.	Welcome support	
0790/01/115/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Westow Park	We support these additions.	Welcome support	
0790/01/116/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Wettern Tree Garden	We support these additions.	Welcome support	
2839/02/015/DM24 (Table 9.1)/C	Cllr Yvette Hopley  <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM24 (Table 9.1)  Wettern Tree Garden	Purley Beeches, Sanderstead Plantation, Sanderstead Pond and Wettern Tree Gardens are considered local green spaces along with All Saints Church yard and cemetery and the allotments. They are quite different - Purley Beeches, Sanderstead Plantation & Wetton Tree Gardens should have protected issues around the woodland?	No change	Wettern Tree Gardens is also designated as a Locally Important Historic Park and Garden which protects the trees within the gardens.

2839/01/015/DM24 (Table 9.1)/C	Cllr Yvette Hopley  <i>London Borough of Croydon</i>	Comment	Soundness - Effective	DM24 (Table 9.1)  Wettern Tree Garden	Purley Beeches, Sanderstead Plantation, Sanderstead Pond and Wettern Tree Gardens are considered local green spaces along with All Saints Church yard and cemetery and the allotments. They are quite different - Purley Beeches, Sanderstead Plantation & Wetton Tree Gardens should have protected issues around the woodland?	No change	Wettern Tree Gardens is also designated as a Locally Important Historic Park and Garden which protects the trees within the gardens.	
0790/01/117/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Whitehorse Meadow	We support these additions.	Welcome support		
0790/01/118/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Whitehorse Road Recreation Ground	We support these additions.	Welcome support		
0790/01/119/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Whitgift Pond	We support these additions.	Welcome support		
0790/01/120/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Wilford Road Playground	We support these additions.	Welcome support		
0790/01/121/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Woodcote Village Green	We support these additions.	Welcome support		
0790/01/122/DM24 (Table 9.1)/C	Mr Mathew Frith  <i>London Wildlife Trust</i>	Comment	Soundness - Justified	DM24 (Table 9.1)  Woodside Green	We support these additions.	Welcome support		
1949/01/021/DM24 (Table 9.2)/C	Beth Havelock  <i>Transport for London</i>	Comment		DM24 (Table 9.2)	TfL requests further discussions with the Council about the Green Belt boundaries in the Elmers End area. Although this is not included in the amended designation section, TfL would like to look at the options of changing the boundaries for this area to ensure it does not restrict the aspirations to provide a second platform or double tracking.	The Green Belt boundaries at Elmers End should be assessed.	No change	The boundaries cannot be amended as no information has been submitted by Transport for London setting out their requirements for this site. In any case, local transport infrastructure which can demonstrate a requirement for a Metropolitan Open Land location would be permitted, provided it preserves the openness of the Metropolitan Open Land and is compatible with its purpose and reason for being designated Metropolitan Open Land.

2766/01/004/DM24 (Table 9.2)/C	B Wilson  <i>W.R. Newland and Sons Ltd</i>	Comment	DM24 (Table 9.2)	Provision should be made for the planned release of Green Belt sites to meet the objectively assessed housing needs identified in the SHMA. Paragraph 47 of the NPPF requires LPAs to plan for this need. This need should be met through site allocations following a Green Belt review. The proposed extensions to the Metropolitan Green Belt are not necessary. There are several sites in the borough which do not meet the objectives of Green Belt policy within the NPPF and could be released following such a review.	No change	The Local Plan has not released any Green Belt sites to meet its objectively assessed housing need, adopting an urban only approach consistent with the NPPF and the London Plan.
3962/01/002/DM24 (Table 9.2)/O	Mrs Y Shah	Object	DM24 (Table 9.2)	I do agree with you therefore ask you to act accordingly and reject the proposals made for green spaces.	No change	Unable to respond to this representation as it is not clear which proposals for which green spaces are objected to .
2787/01/012/DM24 (Table 9.2)/S	Cllr John Stephenson  <i>Reigate and Banstead Borough Co</i>	Support	DM24 (Table 9.2)  Coulsdon Iron Railway Embankment	I support the inclusion of the Coulsdon Iron Railway Embankment within the Green Belt.	Welcome support	
0092/02/006/DM24 (Table 9.2)/S	  <i>Riddlesdown Residents Associatio</i>	Support	DM24 (Table 9.2)  Green adjoining St Edmund's Church	RRA support the new Metropolitan Green Belt to the Green adjoining St Edmund's Church.	Welcome support	
0092/02/004/DM24 (Table 9.2)/S	  <i>Riddlesdown Residents Associatio</i>	Support	DM24 (Table 9.2)  Land off Lower Barn Road	RRA support the new Metropolitan Green Belt to the land off Lower Barn Road.	Welcome support	
0092/02/005/DM24 (Table 9.2)/S	  <i>Riddlesdown Residents Associatio</i>	Support	DM24 (Table 9.2)  Land on Riddlesdown Road	RRA support the new Metropolitan Green Belt to the land on Riddlesdown Road.	Welcome support	

4014/01/005/DM24 (Table 9.2)/O	Mr R Swatton	Object		DM24 (Table 9.2)	Policy SP7.2 & DM 24 Table 9.2 I object to the change of designation for the "Land south of Croham Hurst" Why redefine this" Metropolitan Green Belt "as "Metropolitan Open Land" unless there are alternative future plans for this land? Logistically this land totally unsuitable for residential development and impractical, the installation of the required services would be a considerable burden to existing utilities. The infrastructure is also totally unsuitable for such consideration Change of use to this land could only be undertaken at considerable cost. Also as previously mentioned any change of use for this land, for residential purposes, in view of the current political structure of Croydon South implementation of such policy may be deemed as a route to gerrymandering" Any redevelopment would also have a significant impact on the local residents, many of whom have resided in this area for many years.	No change	The designation protects the land from development so comments about its development are incorrect.
0092/02/007/DM24 (Table 9.2)/S	<i>Riddlesdown Residents Associatio</i>	Support		DM24 (Table 9.2)  Sanderstead Recreation Ground	RRA support the new Metropolitan Green Belt at Sanderstead Recreation Ground.	Welcome support	
0790/01/037/DM24.1/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Effective	DM24.1	We support this.	Welcome support	
1350/05/008/DM24.1/S	Helen Buckland <i>Environment Forum</i>	Support		DM24.1	The Forum support DM24.1	Welcome support	
2619/01/001/DM24.1/S	Ross Holdgate <i>Natural England</i>	Support		DM24.1	Natural England is generally supportive of Policies DM24 and DM25 which are designed to protect and enhance green spaces and biodiversity.	Welcome support	
2657/01/013/DM24.1/C	Rebecca Pullinger <i>CPRE London</i>	Comment	Soundness - Effective	DM24.1	The council should also state clearly where and how Green Belt areas will be protected and enhanced in line with National and Regional policy.	No change	The policy sets out that the Green Belt will be protected as per national planning policy.
2787/01/011/DM24.1/O	Cllr John Stephenson <i>Reigate and Banstead Borough Co</i>	Object		DM24.1	I support the Council's policies on Green Belt land etc, the need to prevent the unrestricted sprawl of London and to safeguard the countryside from encroachment.	Welcome support	
2981/01/001/DM24.1/S	Mr & Mrs Jean & Peter Vile	Support	Soundness - Consistent with National	DM24.1	We both agree that we do not want to lose any of our green belt. And the parking in the area is truly so bad especially in Coulsdon.	Welcome support	

3324/01/002/DM24.1/S	Mr Dale Cornish	Support	Soundness - Justified	DM24.1	<p>Further to the concerning developments planned for Upper Shirley, I enclose a letter against the proposals.</p> <p>Supplementary to this, I believe that, although I may never be able to live there, the green areas there are very important for Croydon as a whole. Living in South End I often relax in this area at the weekends, or with my family. To destroy this rare serenity with any kind of additional housing/accommodation (whoever the envisaged residents, be these travellers or lifelong Croydon residents) seems to totally undermine the importance of the green belt and how important these spaces are.</p>	Welcome support	
3526/01/001/DM24.1/S	Linda Stevens	Support	Soundness - Justified	DM24.1	<p>I wish to voice my concerns regarding the following:</p> <p>I totally object to any reduction of green space in the borough of Croydon in favour of development.</p>	Welcome support	
3717/01/001/DM24.1/S	Jill Complin	Support	Soundness - Effective	DM24.1	<p>I would like to add my name to say I am worried about the effect of all our green spaces being lost. To build on the places our children can run free is very important to me. I also think building on gardens is very shortsighted. We really need space for all our wellbeing.</p>	Welcome support	
3729/01/001/DM24.1/O	Mr J Luthra	Object	Soundness - Effective	DM24.1	<p>I own several properties in Croydon and belong to a large family who all strongly object to the local plan on the basis it encourages:</p> <p>-Destruction of local green spaces</p>	No change	The draft Local Plan protects important Local Green Spaces across the borough.
3732/01/002/DM24.1/S	Mr Roy Irons	Support	Soundness - Effective	DM24.1	<p>I am very much opposed to any development on 'greenfield' sites. Croydon is already a part of 'The Great Wen', which I do not believe should be allowed to expand into the green belt, or to swallow what is still green within it, thus creating a huge slum.</p>	Welcome support	

3862/01/001/DM24.1/S	Mr M Blount	Support	Soundness - Effective	DM24.1	I have considered details of the proposed Croydon Local Plan and have the following objections on the basis that they will: detract from the local areas, dramatically change the local areas, dramatically change the character of local areas, have a significant adverse effect on an already overloaded infrastructure, including roads, public transport, public open space, environment and emergency, health and support services.  1. I object to any proposed building on designated Green Belt and Metropolitan Open Land (MOL).	Welcome support	The only buildings allowed on Metropolitan Green Belt and Metropolitan Open Land are those that are in accord with national planning policy on the development of Green Belt land.
0790/01/038/DM24.2/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Effective	DM24.2	We support this.	Welcome support	
1350/05/009/DM24.2/S	Helen Buckland <i>Environment Forum</i>	Support		DM24.2	The Forum supports Policy DM24.2	Welcome support	
2619/01/004/DM24.2/S	Ross Holdgate <i>Natural England</i>	Support		DM24.2	Natural England is generally supportive of Policies DM24 and DM25 which are designed to protect and enhance green spaces and biodiversity.	Welcome support	

2766/01/013/DM24.2/O B Wilson  
W.R. Newland and Sons Ltd

Object

DM24.2

The proposed 20% allowance for the increase in size of dwellings above their original form as at 1948, or after if built subsequently, is unduly prohibitive and also detrimental to the local construction industry. The policy is outdated in terms of its approach and does not take account of generous permitted development rights in the GPDO for the enlargement of houses. Increases in the size of a dwelling above 20% need not be disproportionate. The 100m<sup>2</sup> limit also has no bearing on whether an extension is disproportionate. A 100m<sup>2</sup> or 20% increase on one building maybe disproportionate but not on another. Other authorities consider increases of 30-50% in floorspace or volume to not be disproportionate as a guideline which is not fixed in planning policy. The preferred option for this part of the policy serves no useful purpose and is inconsistent with national policy in paragraph 79 of the NPPF. The policy fails to provide sufficient flexibility for property owners to enlarge their buildings to meet their needs and therefore conflicts with the objectives of sustainable development. Consideration should be given to increasing the floorspace or volume allowances in the policy or alternatively providing more flexible guideline figures to be included in supporting text. Permitted development rights should not be removed by condition except in truly exceptional circumstances.

No change

The figures in DM24.2 have been selected to reflect what would be considered to be a disproportionate addition for buildings in the Green Belt and therefore inappropriate development.

2942/01/006/DM24.2/O	Dr Anwar Ansair <i>AA Homes and Housing</i>	Object		DM24.2	This is a very strongly worded policy that could limit quite small extensions to small buildings by using the formula '20% of the original floorspace or 100sqm whichever is the smaller'. It is noted that the Council will take account of use of roof spaces or basements as living spaces and also look at the size of the existing curtilage. The test for any structure in the Metropolitan Green Belt should be (i) whether it impacts on the openness of the green belt, that is it is a qualitative assessment and (ii) whether it is 'disproportionate, over and above the size of the original building' (NPPF paragraph 89). This is a relative, not absolute consideration. An arbitrary maximum floorspace increase percentage does not address either of these considerations. The reasons for not stating such a figure were well explained in the text (paragraph 6.17) supporting policy R03 of the Croydon Replacement Unitary Development Plan: 'there are other factors to be taken into account. Therefore setting a ceiling on percentage increases is not appropriate.' The limit on increase in volume is ill-thought out and cannot be justified. It would be unreasonable harsh on small buildings that they cannot increase in size by more than 20% even if this will not harm the openness of the Green Belt. The main question to be asked of the development should be what is the impact on the green belt, not an arbitrary number.	The 20% of the original floorspace or 100sqm should be removed as it will impact on extensions to small buildings. The policy should address the considerations of paragraph 89 in the NPPF rather than using fixed numbers to assess the impact on the Green Belt.	No change	The figures in DM42.2 have been selected to reflect what would be considered a disproportionate addition for buildings in the Green Belt and therefore inappropriate development.
0203/01/037/DM25/C	Mr Charles King <i>East Coulsdon Residents' Associat</i>	Comment		DM25	The areas of Farthing Downs, Happy Valley and Coulsdon Common form a continuous area of Green Belt from Coulsdon to Caterham and Kenley owned by Croydon and The Corporation of London, are Sites of Specific Scientific Interest (SSSI) and should be treated and managed as such. No building work other than that associated the needs of these areas should be allowed and they should remain open spaces in perpetuity for the enjoyment of all. The London loop section 5 from Coulsdon South to Hamsey Green runs through all these sites and is an important country walk for Londoners.	These areas should continue to be protected and no development should be permitted.	No change	These areas continue to be protected as Sites of Specific Scientific Interest.
0790/01/124/DM25/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Effective	DM25	We support this		Welcome support	
1350/05/010/DM25/S	Helen Buckland <i>Environment Forum</i>	Support		DM25	The Froum supports Policy DM25		Welcome support	

2041/02/001/DM25/O	<i>McKay Securities</i>	Object	DM25	Policy DM25c requires all major developments to provide productive landscapes which, ideally, are managed by a school, community group or residents association. This is not an outcome that will receive commercial support. It will require tenants and landlords to give access to sites to allow people who would have no other connection with the site, who do not have any legal relationship with the tenant, landlord or freeholder. To do so is unreasonable and unworkable. In addition, it is not clear that all or most developments will be suitable for a productive landscape and therefore this policy should either be deleted or its emphasis should be reduced so that it seeks only the encouragement of productive landscapes.	The policy should be deleted or its emphasis should be reduced so that it seeks only the encouragement of productive landscapes.	No change	Paragraph 9.29 states that where they can be managed by a school, community group or residents' association allotments, community gardens and growing spaces should be explored. Where this is not possible other forms of productive landscapes should be used.
2177/01/005/DM25/O	Miss Vanessa Garner <i>Network Rail Infrastructure Limited</i>	Object	DM25	Part d) of Policy DM25 requires development to have no adverse impact on land with biodiversity or geo-diversity value as designated on the Policies Map. It does not take account of different levels of impact and potential mitigation. It should seek net enhancement. Para 109 of the NPPF states that planning system should contribute to and enhance the natural and local environment by 'minimising impacts on biodiversity and providing net gains in biodiversity where possible'		No change	DM25 a), b) and c) seek to increase and improve biodiversity through new developments.
2619/01/005/DM25/C	Ross Holdgate <i>Natural England</i>	Comment	DM25	With regard to DM25d we would recommend the text is amended to recognise the hierarchy of biodiversity designations which ranges from those of national (and international) to local level. This is in accordance with Paragraph 113 of the NPPF which states: Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution they make to wider ecological networks.		No change	All sites have been given the same level of protection so that developments will not be permitted that have an adverse impact on land with biodiversity or geo-diversity value.

2762/01/002/DM25/O	Mr James Robertson	Object		DM25	Biodiversity is often an unknown issue on a site and developers have no incentive to investigate or declare it if they know about it. Even the Council itself has been unaware of the English Nature requirements for example in the case of protection of endangered stag beetles in the Purley area. Flora as well as fauna are at threat. Tree removal goes ahead by spurious claims of danger, undermining of buildings and assertion of lack of merit in suburban trees that fail to meet what would be national collection standards. Again, tree removal becomes incremental with a sequence of applications as development work proceeds, masking the overall effect of development. Instead there should be an explicit biodiversity assessment required of developers appropriate to the scale of development, taking account of known biodiversity, both flora and fauna. * Applications should be required to provide an overall assessment of biodiversity impact of development with the presumption that piecemeal 'creeping' additional applications will be refused. * The Council should consult English Nature and others to provide a checklist for developers of local flora and fauna for consideration and impact/amelioration assessment. * 'Planning approval sought' notices posted locally should highlight biodiversity issues specific to the application	Change	Paragraph 9.36 will be amended to set out when an ecological assessment is required.
0790/01/061/DM25 (Table 9.3)/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	DM25 (Table 9.3)	Whilst in principle support this, there is no rationale as to why 9 new sites have been selected. The Review of SINCs identified 10 new sites; 9 have been proposed but without justification.	No change	The report identified 11 potential sites. One of the sites identified in the report is already a Site of Nature Conservation Importance and no access could be gained to the other site so it is not possible to designate it.
0790/01/125/DM25 (Table 9.3)/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	DM25 (Table 9.3) Copse Hill Spinney	We support this	Welcome support	
0790/01/126/DM25 (Table 9.3)/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	DM25 (Table 9.3) Falconwood Meadow	We support this	Welcome support	
0790/01/127/DM25 (Table 9.3)/S	Mr Mathew Frith <i>London Wildlife Trust</i>	Support	Soundness - Justified	DM25 (Table 9.3) Grounds of Heathfield House	We support this	Welcome support	

0790/01/128/DM25 (Table 9.3)/S	Mr Mathew Frith  <i>London Wildlife Trust</i>	Support	Soundness - Justified	DM25 (Table 9.3)  Hamsey Green Pond	We support this	Welcome support	
0790/01/129/DM25 (Table 9.3)/S	Mr Mathew Frith  <i>London Wildlife Trust</i>	Support	Soundness - Justified	DM25 (Table 9.3)  Ladygrove	We support this	Welcome support	
0790/01/130/DM25 (Table 9.3)/S	Mr Mathew Frith  <i>London Wildlife Trust</i>	Support	Soundness - Justified	DM25 (Table 9.3)  Shirley Park Golf Course	We support this	Welcome support	
0790/01/131/DM25 (Table 9.3)/S	Mr Mathew Frith  <i>London Wildlife Trust</i>	Support	Soundness - Justified	DM25 (Table 9.3)  Spices Yard	We support this	Welcome support	
0790/01/132/DM25 (Table 9.3)/S	Mr Mathew Frith  <i>London Wildlife Trust</i>	Support	Soundness - Justified	DM25 (Table 9.3)  Temple Avenue Copse	We support this	Welcome support	
0790/01/133/DM25 (Table 9.3)/S	Mr Mathew Frith  <i>London Wildlife Trust</i>	Support	Soundness - Justified	DM25 (Table 9.3)  Whitgift Pond	We support this	Welcome support	
0320/01/021/DM26/O	Mr Tarsem Flora  <i>Flora Associates</i>	Object		DM26	Policy DM 2.6 Trees (P. 111) Option 1-I do not like the wording NOT permitting Development in b, c and d. An applicant /agent (professional) may be able to justify good reasons for the work required and council should have an OPEN MIND to listen to professional views !!	No change	Trees are important to Croydon and therefore the policy is appropriately worded.
0790/01/135/DM26/S	Mr Mathew Frith  <i>London Wildlife Trust</i>	Support	Soundness - Effective	DM26	We support this.	Welcome support	

1350/05/030/DM26/O	Helen Buckland <i>Environment Forum</i>	Object	DM26	<p>Submission from the Croydon TUC Croydon Assembly Environment Forum</p> <p>Detailed Policy DM26. Trees Proposed amendment</p> <p>Add new para Detailed policy para 9.41(a):</p> <p>'Given the importance of railways as natural wildlife habitat corridors, the Council will encourage Network Rail not to cut down trees along railway lines without consulting the Council and residents whose properties back on to railway lines and where trees have to be cut down for safety reasons that alternative planting will enhance the natural wildlife corridor importance of railway lines.'</p> <p>Supporting statement</p> <p>The Forum welcomes Detailed Policy DM26 with its recognition of the importance of trees, but believes it needs strengthening to improve the safeguarding of clusters of trees, and to control the continual cutting down of trees along railway lines by Network Rail.</p>	No change	Works by Network Rail to trees along the railway line do not require planning permission and therefore the Local Plan cannot control them.
2762/01/004/DM26/O	Mr James Robertson	Object	DM26	<p>Tree removal goes ahead by spurious claims of danger, undermining of buildings and assertion of lack of merit in suburban trees that fail to meet what would be national collection standards. Again, tree removal becomes incremental with a sequence of applications as development work proceeds, masking the overall effect of development.</p>	No change	No changes can be made to the policy as a result of this comment as it is not clear which part of the policy is being commented on.

*Appendix 1*

<i>Ref No</i>	<i>Representor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Soundness</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
2787/01/010/Sites for Gypsy and Traveller pitches/O	Cllr John Stephenson  <i>Reigate and Banstead Borough Co</i>		Object		Sites for Gypsy and Traveller pitches	Whilst it may not be viable to demolish existing buildings for Gypsy and Traveller pitches, it seems unnecessarily restrictive to have this as a policy.	The Council should consider sites which have existing buildings.	No change	Unviable sites would not be deliverable and therefore would not be a sound allocation. Notwithstanding this the Council has reviewed again the possible sites for Gypsies and Traveller pitches and considered in more detail the impact of existing buildings as the three sites proposed in the Preferred and Alternative Options consultation would not be deliverable for other reasons.

*Appendix 4*

<i>Ref No</i>	<i>Representor Company or Organisation</i>	<i>Participation at EIP</i>	<i>Object or Support</i>	<i>Soundness</i>	<i>Policy, Site or Paragraph</i>	<i>Summary of Representation</i>	<i>Summary of Proposed Changes</i>	<i>Council's Response</i>	<i>Council's Proposed Action</i>
1302/01/017/Non-specific/S	Mr Graham Saunders  <i>Historic England</i>		Support			We welcome the inclusion of the Borough Character Appraisal as part of the Detailed Policies document. We would suggest this inclusion is carried forward to the final document.	Include Borough Character Appraisal in the final veriosn of the CLP document	Welcome support	
2787/01/001/Coulsdon/C	Cllr John Stephenson  <i>Reigate and Banstead Borough Co</i>		Comment		Coulsdon	It took a little while to realise that the Summary of Coulsdon and Associated Maps 24-29 related only to the historical / current situation. It is noted that Coulsdon has recently benefited from a town centre bypass, but one wonders whether it was cost effective. It is also noted that there is congestion at peak times at the junction of Woodcote Grove Road, Lion Green Road and Chipstead Valley Road. That is absolutely correct. It is also true that there is severe congestion near the schools on Portnalls Road and Chipstead Valey Road at arrival and leaving times.		No change	Comments are noted.

# List of representors who made standard representations

Ref_Number	Name_of_Representor	Company_or_Organisation
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## **\_Standard rep 1**

2362/01/001	A Austin & S Andrews	
2425/02/001	A Warwick	
2068/01/001	Alan&Sue Palmer	
2101/01/001	Allan Bushnell	
2101/02/001	Allan Bushnell	
1719/02/002	Angela Seed	
2123/01/001	Anil Sharma	
2367/01/001	Anna Price	
2990/02/001	Anne Daines	
4387/01/001	Annie Curtis	
2155/01/001	Anthony Jacques	
1850/01/001	Ashish Pawargi	
2214/01/001	Barry Gaskin	
2241/02/001	Barry Twining	
2493/01/001	Ben Plummer	
1739/02/001	Bernard Pratley	
2340/01/001	Bilinski Slawohir	
4991/01/001	C Dykman	
4393/01/001	Caroline Carter	
4396/01/001	Charlotte East	
4401/01/001	Christine Brown	
4399/01/001	Denise Kay	
4392/01/001	Dorothy Robson	
1991/02/001	Doug Pratley	
4385/01/001	Dr & Mrs Davies	

Ref_Number	Name_of_Representor	Company_or_Organisation
4486/01/001	Dr A Grindrod	
4488/01/001	Dr D Lahiei	
4542/01/001	Dr T Moraites	
1973/02/001	Edward McLaughlin	
5294/01/001	Eric, Marian & Ricky Gooch	
4394/01/001	Gillian Rawlins	
4422/01/002	Gillian Young	
4403/01/001	Graeme Styles	
2492/01/001	Hazel Tyler	
2855/02/002	Helen Squires	
5296/01/001	J C The Taylor Family	
2491/01/001	J Sullivan	
2018/02/001	jackie Earl	
4383/01/001	Jane Thomson	
2786/02/002	Janet Mash	
3164/02/002	Jenny White	
5295/01/001	Jill, Gary & Bethany Punter	
4420/01/001	Julia Dorey	
4425/01/001	Julie Hall	
2505/01/001	Julie Street	
2512/01/001	Karen Holloway	
2496/01/001	Kathleen Mary Westrip	
2490/01/001	L. K Cavalli	
2902/01/001	Linda Bone	
4687/00/001	Lisa Hart	
4687/01/001	Lisa Hart	
5068/01/001	Lynda Tosh	
4397/01/001	Maggie Peel	
4415/01/001	Maria Linford	

Ref_Number	Name_of_Representor	Company_or_Organisation
2430/02/001	Mark Acott & Loldo Baund-Acott	
4580/01/001	Messrs Gray & Clark	
4495/01/001	Miss C Killick & Mr I Campbell	
4491/01/001	Miss d Gaines	
4462/01/001	Miss J Hall	
4492/01/001	Miss K & Miss G Gulding	
4496/01/001	Miss L Mayhew	
4479/01/001	Miss M Whillier	
4499/01/001	Miss P Winter	
3034/01/001	Miss Samantha Weller	
4466/01/001	Miss Westrip & Mr Nicholas	
5107/01/001	Mr & Miss Pires & Piggott	
5128/01/001	Mr & Miss Smith & McCullough	
3442/02/001	Mr & Mrs Aldred	
4503/01/001	Mr & Mrs Amon	
8823/01/001	Mr & Mrs Anne & Frank Meanal	
4504/01/001	Mr & Mrs Apps	
2432/02/001	Mr & Mrs B. M Brown	
4526/01/001	Mr & Mrs Bacon	
4527/01/001	Mr & Mrs Bailey	
4528/01/001	Mr & Mrs Bailey	
4529/01/001	Mr & Mrs Baker	
4530/01/001	Mr & Mrs Berridge	
4531/01/001	Mr & Mrs Berry	
4532/01/001	Mr & Mrs Bests	
4533/01/001	Mr & Mrs Bick	
4534/01/001	Mr & Mrs Boland	
4535/01/001	Mr & Mrs Boot-Handford	
4537/01/001	Mr & Mrs Braybook	

Ref_Number	Name_of_Representor	Company_or_Organisation
4468/02/001	Mr & Mrs Brazier	
4468/01/001	Mr & Mrs Brazier	
4546/01/001	Mr & Mrs Broom	
4442/01/001	Mr & Mrs Brown	
4986/01/001	Mr & Mrs Brush & Bampoe-Brush	
4549/01/001	Mr & Mrs Bryant	
4443/01/001	Mr & Mrs Canter	
4550/01/001	Mr & Mrs Capon	
4950/01/001	Mr & Mrs Chapman	
4553/01/001	Mr & Mrs Charlwood	
4555/01/001	Mr & Mrs Charman	
4389/01/001	Mr & Mrs Christopher & Katie Walton	
4556/01/001	Mr & Mrs Clow	
4557/01/001	Mr & Mrs Cochrane	
4561/01/001	Mr & Mrs Curd	
2684/01/001	Mr & Mrs D Daley	
4565/01/001	Mr & Mrs Daniels & Ms Resner	
4564/01/001	Mr & Mrs Davies	
4566/01/001	Mr & Mrs Dench	
4568/01/001	Mr & Mrs Dixie	
4569/01/001	Mr & Mrs Dixon	
2687/01/001	Mr & Mrs Dixon	
4506/01/001	Mr & Mrs Dolling	
4441/01/001	Mr & Mrs Egremont	
4570/01/001	Mr & Mrs Floyd	
4571/01/001	Mr & Mrs Game	
4573/01/001	Mr & Mrs Godden	
4575/01/001	Mr & Mrs Godwin	
2698/01/001	Mr & Mrs Green	

Ref_Number	Name_of_Representor	Company_or_Organisation
4696/01/001	Mr & Mrs Hibble	
4697/01/001	Mr & Mrs Hills	
4920/01/001	Mr & Mrs Holub	
4921/01/001	Mr & Mrs Hosking	
4922/01/001	Mr & Mrs Howgego	
4923/01/001	Mr & Mrs Hudson	
4924/01/001	Mr & Mrs James	
4925/01/001	Mr & Mrs Jasper	
4926/01/001	Mr & Mrs Jetha	
4928/01/001	Mr & Mrs Jones	
4927/01/001	Mr & Mrs Jones	
4929/01/001	Mr & Mrs Lightman	
4930/01/001	Mr & Mrs Linford	
4931/01/001	Mr & Mrs Lovell	
4472/01/001	Mr & Mrs Lubka	
4932/01/001	Mr & Mrs Mackey	
2109/02/001	Mr & Mrs Marson	
4453/01/001	Mr & Mrs Martin	
4933/01/001	Mr & Mrs Mather	
4934/01/001	Mr & Mrs Mercer	
4935/01/001	Mr & Mrs Miller	
4450/01/001	Mr & Mrs Morgan	
4936/01/001	Mr & Mrs Morton	
4937/01/001	Mr & Mrs Munns	
4939/01/001	Mr & Mrs Nana	
4940/01/001	Mr & Mrs Newman	
4941/01/001	Mr & Mrs Newton	
4440/01/001	Mr & Mrs Norris	
4942/01/001	Mr & Mrs Notaro	

Ref_Number	Name_of_Representor	Company_or_Organisation
4943/01/001	Mr & Mrs O'Brien	
4944/01/001	Mr & Mrs O'Connor	
5006/01/001	Mr & Mrs Page	
4945/01/001	Mr & Mrs Page	
4946/01/001	Mr & Mrs Papworth	
4459/01/001	Mr & Mrs Parrott	
4947/01/001	Mr & Mrs Payne	
4948/01/001	Mr & Mrs Pearce	
5090/01/001	Mr & Mrs Penny	
2705/01/001	Mr & Mrs Pratt	
4456/01/001	Mr & Mrs Purches	
4949/01/001	Mr & Mrs Rouse	
4951/01/001	Mr & Mrs Sackey	
4952/01/001	Mr & Mrs Shaw	
4954/01/001	Mr & Mrs Simnett	
4955/01/001	Mr & Mrs Sims	
4956/01/001	Mr & Mrs Smith	
4957/01/001	Mr & Mrs Soulsby	
4958/01/001	Mr & Mrs Steele	
4959/01/001	Mr & Mrs Stevens	
4960/01/001	Mr & Mrs Tansley	
4432/01/001	Mr & Mrs Thompson	
4961/01/001	Mr & Mrs Thoroughwood	
4962/01/001	Mr & Mrs Thorpe	
4476/01/001	Mr & Mrs Vaughn	
4963/01/001	Mr & Mrs West	
2497/01/001	Mr & Mrs Weston	
4964/01/001	Mr & Mrs White	
4965/01/001	Mr & Mrs Whiting	

Ref_Number	Name_of_Representor	Company_or_Organisation
4451/01/001	Mr & Mrs Williamson	
4966/01/001	Mr & Mrs Woods	
4967/01/001	Mr & Mrs Worboys	
4968/01/001	Mr & Mrs Young	
5288/01/001	MR & MS Appleby & Kelledy	
4987/01/001	Mr & Ms Burnell & Wood	
4999/01/001	Mr & Ms Chaplin & Stokes	
4428/01/001	Mr & Ms Cooper & Smith	
5000/01/001	Mr & Ms Copeman & Unsworth-Murray	
5010/01/001	Mr & Ms Davison & Titchener	
5061/01/001	Mr & Ms January & Matthews	
4460/01/001	Mr & Ms Lock & Barnett	
5085/01/001	Mr & Ms McGlinchey & Vilar	
4408/01/001	Mr & Ms Tymon & Bartholomew	
5104/01/001	Mr & Ms Welch & Greenhead	
5141/01/001	Mr & Ms Willaims & Jones	
2357/02/001	Mr & Mrs A.M. & K.M. Bean	
4505/01/001	Mr & Mrs Austin	
4969/01/001	Mr A Bell	
4970/01/001	Mr A Childs-Brown	
4971/01/001	Mr A Donnelly	
4972/01/001	Mr A Forward	
4973/01/001	Mr A Lauder	
4974/01/001	Mr A McKay	
4975/01/001	Mr A Moore	
4976/01/001	Mr A Robertson	
4977/01/001	Mr A Seagrave	
4979/01/001	Mr A Wilkinson	
3390/02/001	Mr Adrian Cowie	

Ref_Number	Name_of_Representor	Company_or_Organisation
4698/01/001	Mr and Mrs Hobbs	
4980/01/001	Mr B Cogan	
4981/01/001	Mr B Laikin	
4982/01/001	Mr B Moseley	
4173/02/001	Mr B Patel	
4983/01/001	Mr B Sherlock	
4391/01/001	Mr B Tully	
4985/01/001	Mr B Yates	
4988/01/001	Mr C Ansell	
4452/01/001	Mr C Brown	
4989/01/001	Mr C Dalton	
4990/01/001	Mr C Dew	
4992/01/001	Mr C Edwards	
4416/01/001	Mr C Grant	
4994/01/001	Mr C Pratley	
4995/01/001	Mr C Reed	
4996/01/001	Mr C Solle	
4993/01/001	Mr C Thom	
4405/01/001	Mr C Walton	
4997/01/001	Mr C Whitley	
2479/02/001	Mr C. C. & Mrs V. M Cox	
5001/01/001	Mr D Bothamley	
4437/01/001	Mr D Brown	
5002/01/001	Mr D Carabache	
3033/01/001	Mr D Dance	
5003/01/001	Mr D Farquhar	
5004/01/001	Mr D Gaskin	
5005/01/001	Mr D Jones	
5007/01/001	Mr D Shields	

Ref_Number	Name_of_Representor	Company_or_Organisation
5008/01/001	Mr D Smith	
5009/01/001	Mr D Whittaker	
4388/01/001	Mr David Andrews	
4423/01/001	Mr David Hymers	
5012/01/001	Mr E Goodchild	
5028/01/001	Mr E Waddington	
1184/01/001	Mr Frank Millington	
5029/01/001	Mr G Balls	
5030/01/001	Mr G Bartlett	
5031/01/001	Mr G Bati	
5033/01/001	Mr G Matthews	
5034/01/001	Mr G Mitchell	
5035/01/001	Mr G Monks	
5036/01/001	Mr G O'Donnell	
5037/01/001	Mr G Schulak	
5032/01/001	Mr G Van Dort	
5038/01/001	Mr G Wrightson	
5039/01/001	Mr H Bonjour	
5040/01/001	Mr Hook	
5041/01/001	Mr I Bussey	
5042/01/001	Mr I Cousins	
5043/01/001	Mr I Grice	
5044/01/001	Mr I Strange	
5045/01/001	Mr I Yeulett	
2643/01/001	Mr Ian W Wray	
5046/01/001	Mr J Adams	
5047/01/001	Mr J Avery	
5048/01/001	Mr J Bengueyfield	
5049/01/001	Mr J Brown	

Ref_Number	Name_of_Representor	Company_or_Organisation
5050/01/001	Mr J Chitty	
5051/01/001	Mr J Church	
5052/01/001	Mr j Cushing	
5053/01/001	Mr J Graystone	
5054/01/001	Mr J Hibbert	
5055/01/001	Mr J Hunt	
5056/01/001	Mr J Kell	
5057/01/001	Mr J Little	
5058/01/001	Mr J Poole	
4292/02/001	Mr J Pugh	
5059/01/001	Mr J Robinson	
5060/01/001	Mr J Spring	
4398/01/001	Mr John Grant	
2169/02/001	Mr John Moir	
4390/01/001	Mr John Robson	
2462/02/001	Mr K & Mrs J. W Farrington	
4210/01/003	Mr K Arnold	
4461/01/001	Mr K Hubbard-Smith	
5063/01/001	Mr K Lawson	
4457/01/001	Mr K Nanson	
5064/01/001	Mr K Ohadi	
2346/02/002	Mr K Priestley	
5065/01/001	Mr K Sims	
5062/01/001	Mr Kenneth Dudley	
5066/01/001	Mr L Barker	
5067/01/001	Mr L Miller	
4489/01/001	Mr Le Grice	
5069/01/001	Mr M Armstrong	
5070/01/001	Mr M Atkins	

Ref_Number	Name_of_Representor	Company_or_Organisation
5071/01/001	Mr M Breffit	
5072/01/001	Mr M Butcher	
4998/01/001	Mr M Chakraborti	
5073/01/001	Mr M Crabb	
5011/01/001	Mr M Donnelly	
5074/01/001	Mr M Earley	
4484/01/001	Mr M Early	
5075/01/001	Mr M Florence	
5076/01/001	Mr M Folley	
5077/01/001	Mr M Gipsan	
5078/01/001	Mr M Harper	
5079/01/001	Mr M Higgins	
5080/01/001	Mr M Hooper	
5082/01/001	Mr M Horne	
5081/01/001	Mr M Hughes	
5083/01/001	Mr M Khanna	
4445/01/001	Mr M Lodge	
5086/01/001	Mr M McGregor	
5084/01/001	Mr M Rocha	
4410/01/001	Mr Mark Bassett	
4402/01/001	Mr Mark Lawrence	
2645/01/001	Mr Mark Lindsey	
5087/01/001	Mr N Algar	
5088/01/001	Mr N Marsh	
5089/01/001	Mr N McAllister	
5091/01/001	Mr Oliver Thompson	
5092/01/001	Mr P Barnes	
5093/01/001	Mr P Beenham	
5094/01/001	Mr P Brind	

Ref_Number	Name_of_Representor	Company_or_Organisation
5095/01/001	Mr P Brown	
5096/01/001	Mr P Charlton	
5097/01/001	Mr P Collins	
5098/01/001	Mr P Cox	
5100/01/001	Mr P Hebden	
5101/01/001	Mr P Ingiam	
5102/01/001	Mr p Pritchard	
5103/01/001	Mr P Temple	
5105/01/001	Mr Paget	
5099/01/001	Mr Paul Cox	
3236/01/001	Mr Paul Leone	
4409/01/001	Mr Peter Cahill	
4447/01/001	Mr R Archibald	
5108/01/001	Mr R Bean	
4449/01/001	Mr R Brundrett	
5109/01/001	Mr R Campbell	
5110/01/001	Mr R Chow	
4446/01/001	Mr R Chum	
5111/01/001	Mr R Dixon	
5112/01/001	Mr R Hills	
5114/01/001	Mr R Luckhurst	
5115/01/001	Mr R Rice	
5116/01/001	Mr R Sharp	
5117/01/001	Mr R Shrieves	
5129/01/001	Mr R Stuckey	
4419/01/001	Mr Richard Ellery	
2927/01/001	Mr Robert Pillman	
4683/01/001	Mr Roy Woollard	
5119/01/001	Mr S Azizeddine	

Ref_Number	Name_of_Representor	Company_or_Organisation
5118/01/001	Mr S Bricewood	
5120/01/001	Mr S Irving	
5121/01/001	Mr S Jones	
5122/01/001	Mr S Lovell	
5123/01/001	Mr S Palmer	
5124/01/001	Mr S Potter	
5125/01/001	Mr S Pugh	
5126/01/001	Mr S Puley	
5127/01/001	Mr S Sullivan	
8824/01/001	Mr Stephen Tead	
5130/01/001	Mr T Cripps	
5131/01/001	Mr T Gifford	
5132/01/001	Mr T Martin	
5133/01/001	Mr T Nelson	
5134/01/001	Mr T Rice	
5135/01/001	Mr T Summers	
4463/01/001	Mr T Thavanesan	
5137/01/001	Mr Valassidis	
5138/01/001	Mr W Chan	
5139/01/001	Mr W Connolly	
5140/01/001	Mr W Lawson	
5142/01/001	Mrs A Cheetham	
5211/01/001	Mrs A Bassani	
5143/01/001	Mrs A Daly	
5200/01/001	Mrs A Parise	
4448/01/001	Mrs A Pawargi	
5145/01/001	Mrs A Shields	
5146/01/001	Mrs A Watson	
5144/01/001	Mrs Ann Sawyers	

Ref_Number	Name_of_Representor	Company_or_Organisation
5147/01/001	Mrs B Baldock	
1734/01/001	Mrs B M Wray	
1734/03/003	Mrs B M Wray	
5148/01/001	Mrs B Norton	
5149/01/001	Mrs B Punja	
2322/01/001	Mrs C Bain	
5151/01/001	Mrs C Boyden	
5152/01/001	Mrs C Green	
5153/01/001	Mrs C Hobbs	
5154/01/001	Mrs C Ohadi	
5155/01/001	Mrs C Oldham	
5156/01/001	Mrs C Sack	
3418/01/001	Mrs C Taylor	
5157/01/001	Mrs C Thomas	
3409/02/002	Mrs Candida de Poitiers	
5150/01/001	Mrs D Barge	
5158/01/001	Mrs D Pickett	
4426/01/001	Mrs D Wright	
5159/01/001	Mrs E Blay	
5161/01/001	Mrs E Gaiyer	
5162/01/001	Mrs E Hippel	
5163/01/001	Mrs F Crockett	
5164/01/001	Mrs F Passman	
5165/01/001	Mrs H Black	
5166/01/001	Mrs H Gravett	
5167/01/001	Mrs H Jones	
5168/01/001	Mrs I Gibson	
5169/01/001	Mrs J Ager	
5195/01/001	Mrs J Bentley	

Ref_Number	Name_of_Representor	Company_or_Organisation
5170/01/001	Mrs J Boote	
5171/01/001	Mrs J Erigadoo	
5172/01/001	Mrs J Hamlin	
5173/01/001	Mrs J Langley	
5174/01/001	Mrs J Mathersole	
4480/01/001	Mrs J Maynard	
5175/01/001	Mrs J Reagan	
5176/01/001	Mrs J Robson	
5177/01/001	Mrs J Simonidis	
2912/02/001	Mrs J Webb	
3719/02/001	Mrs J Whaley	
4417/01/001	Mrs Janine Roberts	
5178/01/001	Mrs K Bengueyfield	
5179/01/001	Mrs K Court	
5180/01/001	Mrs K Harris	
2517/02/002	Mrs Kelly G. William	
5181/01/001	Mrs L Clarke	
2495/01/001	Mrs L Poole	
5182/01/001	Mrs M Barnett	
5183/01/001	Mrs M Broughton	
5184/01/001	Mrs M Clarke	
5186/01/001	Mrs M Godsell	
5187/01/001	Mrs M Hansford	
5188/01/001	Mrs M Kiff	
5189/01/001	Mrs M Lucas	
5190/01/001	Mrs M McLaughlin	
5185/01/001	Mrs M Rice	
4444/01/001	Mrs M Roffey	
5191/01/001	Mrs M Spackman	

Ref_Number	Name_of_Representor	Company_or_Organisation
2197/02/002	Mrs M.M Housden	
5192/01/001	Mrs O'Sullivan	
5193/01/001	Mrs Oswald	
5194/01/001	Mrs P Andrews	
5196/01/001	Mrs P Browne	
5197/01/001	Mrs P Clarke	
5198/01/001	Mrs P Curtis	
5199/01/001	Mrs P Knight	
4412/01/001	Mrs Philippa Copeman	
5201/01/001	Mrs R Cathie	
5202/01/001	Mrs S Barrow	
5203/01/001	Mrs S Boddy	
5204/01/001	Mrs S Bradshaw	
4455/01/001	Mrs S Lawrence	
5205/01/001	Mrs S Nicholls	
5206/01/001	Mrs S Oddie	
5207/01/001	Mrs S Strange	
4464/01/001	Mrs S Thavanesan	
5208/01/001	Mrs S Young	
4482/01/001	Mrs V Butcher	
5209/01/001	Mrs V Wimhurst	
5210/01/001	Mrs W Skorszewski	
5289/01/001	MS & MR Cove & Vince	
5290/01/001	MS & MR Hutchings & Gilbert	
5291/01/001	MS & MR O'Connor & Walker	
5292/01/001	MS & MR Wates & Dractott	
5212/01/001	Ms A Detaco	
5213/01/001	Ms A Redman	
5214/01/001	Ms A Scharde	

Ref_Number	Name_of_Representor	Company_or_Organisation
5215/01/001	Ms A Thomas	
4978/01/001	Ms A Tilsbury	
4413/01/001	Ms B Hoye	
5216/01/001	Ms B Matthews	
4984/01/001	Ms B Walford	
5217/01/001	Ms C Flower	
5106/01/001	Ms C Garrard	
5218/01/001	MS C Taylor	
5219/01/001	Ms C Valins	
5223/01/001	Ms D Claire-Hughes	
5220/01/001	Ms D Elsey	
4421/01/001	Ms D Gipson	
4424/01/001	Ms D Lane	
5221/01/001	Ms D Lautier	
5222/01/001	Ms D Morgan	
5224/01/001	Ms D Waterman	
5225/01/001	Ms D Weller	
5226/01/001	Ms D Withers	
5227/01/001	Ms D Wood	
5228/01/001	Ms D Woolard	
5229/01/001	Ms E Chow	
5230/01/001	Ms E McDonagh	
5231/01/001	Ms E Pears	
4454/01/001	Ms E Smith	
5232/01/001	Ms G Chapman	
5233/01/001	Ms G Glen	
5234/01/001	Ms G Norris	
5235/01/001	Ms H Hammond	
5236/01/001	Ms H Marsh	

Ref_Number	Name_of_Representor	Company_or_Organisation
5237/01/001	Ms H Shields	
5239/01/001	Ms J Allen	
5241/01/001	Ms J Callam	
5242/01/001	Ms J Groom	
5245/01/001	Ms J Henson	
5246/01/001	Ms J Jones	
5247/01/001	Ms J Macintyre	
5248/01/001	Ms J McCormack	
5249/01/001	Ms J Partley	
5250/01/001	Ms J Pope	
5251/01/001	Ms J Shillingford	
5252/01/001	Ms J Sims	
5253/01/001	Ms J Wright	
5243/01/001	Ms Jane Hays	
3718/02/002	Ms Jill Johnson	
5254/01/001	Ms K Butcher	
5255/01/001	Ms K Evans	
5256/01/001	Ms K Hart	
5257/01/001	Ms K Kinkead	
4465/01/001	Ms K Wright	
5258/01/001	Ms L Earl	
5260/01/001	Ms L Smith	
5261/01/001	Ms L Whittaker	
5259/01/001	Ms Laura Lloyd	
5262/01/001	Ms M Burghuber	
5263/01/001	Ms M Butcher	
5264/01/001	Ms M Colleoni	
5265/01/001	Ms M DaCorte	
5266/01/001	Ms M Green	

Ref_Number	Name_of_Representor	Company_or_Organisation
5267/01/001	Ms M Lim	
5268/01/001	Ms M Turton	
5269/01/001	Ms M Wilson	
5270/01/001	Ms N Musallaum	
5271/01/001	Ms N Smith	
5272/01/001	Ms P Knight	
5273/01/001	Ms R Blawat	
5274/01/001	Ms R Didzpetris	
5275/01/001	Ms R Holland	
5277/01/001	Ms S Blackman	
5278/01/001	Ms S Coolan	
5279/01/001	Ms S Hansford	
5280/01/001	Ms S P Sullivan	
5276/01/001	Ms Susan Adams	
4458/01/001	Ms T Hammerschmidt	
5281/01/001	Ms T Moffatt	
5282/01/001	Ms V Butcher	
5283/01/001	Ms V Couste	
5284/01/001	Ms V Hobbs	
5285/01/001	Ms W Parnacott	
5286/01/001	Ms Y Robertson	
5287/01/001	Ms Y Russell	
4404/01/001	Nalind Kumar	
4407/01/001	Natalie Bick	
2098/02/001	R. A Judge	
2488/01/001	S Deveraux	
4414/01/001	Sally Tozer	
0211/01/001	Sheila Kemble & Peter Bolingbroke	
4406/01/001	Stephanie Pearce	

Ref_Number	Name_of_Representor	Company_or_Organisation
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2073/02/001	Stephen Watson	
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2901/01/001	Susan Lodge	
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4525/01/001	The Farley Road Medical Practice	
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4938/01/001	The Musgrave Family	
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4467/01/001	The Pope Family	
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4374/02/002	Tracey Plummer	
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4400/01/001	Younes East	
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Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

**\_Standard Rep 11**

1695/01/001	A J Papas
1777/01/001	Abraham Choong
2079/01/001	Alec Pereira
1841/01/001	Ali Dhuka
1791/01/001	Alistair Dean
1770/02/001	Allison Allen
3799/01/001	Angie Pither
2188/01/001	Anthony Webb
1859/01/001	Cathy Brown
1870/01/001	David & Francesca Taylor
1895/01/001	Dergesh Vyas
3744/01/001	Diane Simpson
3996/01/001	Dr & Mrs Banks
1839/01/002	Dr Ann Bartlett
1897/01/001	Dr. Satish Desai
3152/01/003	Giselle Stacey
2852/01/001	Heather Wright
1828/02/001	Jennifer Hierons
3012/01/001	Julie Blackburn
3589/01/002	Meg Goodman
0605/02/001	Miss D Palmer
4896/01/001	Mr & Mrs Burger
4883/01/001	Mr & Mrs Gorman
4696/02/001	Mr & Mrs Hibble
4871/01/001	Mr & Mrs Joseph
4909/01/001	Mr & Mrs Lawrance
4851/01/001	Mr & Mrs Martin

Ref_Number	Name_of_Representor	Company_or_Organisation
4862/01/001	Mr & Mrs Rhodes	
4849/01/001	Mr & Mrs Robson	
4873/01/001	Mr & Mrs Woods	
4857/01/001	Mr & Mrs Xenophontos	
4865/01/001	Mr & Ms Mitchell & Renaud	
4848/01/001	Mr B Wilmott	
1813/01/001	Mr Chris Philp	
4853/01/001	Mr D Arstall	
4912/01/001	Mr D Kadolsky	
0437/01/001	Mr David Hewett	Dampness Diagnosis Consultancy
2221/01/001	Mr Derek Maynard	Hartley and District Residents Association
4854/01/001	Mr f Simpson	
4855/01/001	Mr Fam M Beckers	
4859/01/001	Mr G Best	
4860/01/001	Mr G Bower	
4856/01/001	Mr G Hillier	
4861/01/001	Mr I Forbes	
4864/01/001	Mr J Roberson	
4870/01/001	mr J Teach	
4876/01/001	Mr L Pursey	
4877/01/001	Mr M Cork	
4881/01/001	Mr M Fletcher	
4884/01/001	Mr M Jones	
4878/01/001	Mr M Kamal	
4887/01/001	Mr M Owens	
4882/01/001	Mr M Scrivens	
4879/01/001	Mr M Slack	
4889/01/001	Mr N Darsley	
4891/01/001	Mr N Kemp	

Ref_Number	Name_of_Representor	Company_or_Organisation
4890/01/001	Mr N Mason	
4893/01/001	Mr P Cooper	
4894/01/001	Mr P Jenkins	
4895/01/001	Mr P Luton	
4892/01/001	Mr P Murtagh	
4897/01/001	Mr R Budgen	
4915/01/001	Mr R Hewett	
4885/01/001	Mr R Makda	
4898/01/001	Mr R Stibbards	
4899/01/001	Mr S Giles	
4905/01/001	Mr S Luczynski	
4900/01/001	Mr S Paul	
4903/01/001	Mr S Popat	
4901/01/001	Mr S Rooney	
4916/01/001	Mr T Howe	
4908/01/001	Mr V Allen	
4911/01/001	Mr W McCabe	
4875/01/001	Mrs L Jones	
4847/02/001	Ms A Giles	
4847/01/001	Ms A Giles	
4850/01/001	Ms B Taylor	
4852/01/001	Ms D Bindman	
4858/01/001	Ms G Bolter	
4863/01/001	Ms I Yendall	
4872/01/001	Ms j Edwards	
4869/01/001	Ms J Gordon	
4867/01/001	Ms J Legg	
4866/01/001	Ms J Stinson	
4868/01/001	Ms J Strudwick	

Ref_Number	Name_of_Representor	Company_or_Organisation
4880/01/001	Ms M Trinh	
4888/01/001	Ms N McKinnon	
4913/01/001	Ms O Hewett	
4906/01/001	Ms S Betts	
4904/01/001	Ms S Clark	
4902/01/001	Ms S Darcy	
4907/01/001	Ms S Toyer	
4839/02/001	Ms V Little	
4910/01/001	Ms V Vos	
4874/01/001	The Nuttman Family	
4886/01/001	The Subra Family	
1780/02/002	Tony and Sue Tucker	
1780/02/001	Tony and Sue Tucker	

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

**\_Standard rep 12**

7153/01/001	Ali Raiza
7179/01/001	Anne J Spragg
4714/01/001	Ashok Shah
7206/01/001	Atsuko Vernon
7180/01/001	B Bridgewater
1961/01/001	Chris Deehadlys
7181/01/001	Diana Stainbank
3214/01/001	Dr J Fisher
7215/01/001	E Slade
7156/01/001	G Arwood
7217/01/001	G H Biddiss
7159/01/001	H J Andrews
7218/01/001	I W Roberts
7164/01/001	J O'shea
7151/01/001	Janet Gardner
7227/01/001	Jenny Hanly
2180/01/001	Jenny Netto
7203/01/001	Jill & William Kyne
2183/01/001	Lauren Sturges
7208/01/001	Leslie & Mark Curtis & Lester
7229/01/001	Lynne Macaulay
7169/01/001	M Shaw
7230/01/001	Maria Hill
7171/01/001	Mitsuo Someya
2697/01/001	Mr & Mrs MacLean
7204/01/001	Mr & Mrs Pickering
7205/01/001	Mr A W Parfitt

Ref_Number	Name_of_Representor	Company_or_Organisation
3216/01/001	Mr and Mrs Bird	
7155/01/001	Mr Brian Taylor	
7207/01/001	Mr Clive D Baker	
7209/01/001	Mr David Jones	
7211/01/001	Mr David Thompson	
7213/01/001	Mr David Wickon	
7210/01/001	Mr Douglas Shuard	
7214/01/001	Mr Ernest Poyiadzi	
4919/01/001	Mr G Ellis	
7158/01/001	Mr Graham Dotton	
4715/01/001	Mr Ian Macaulay	
0124/02/001	Mr JC Power	Oakwood Avenue Residents
7162/01/001	Mr John Boyle	
7166/01/001	Mr Mark Cooper	
7165/01/001	Mr Mike Baliman	
3812/02/001	Mr Peter Spragg	
0637/01/002	Mr Phil Reed	Reed Public Relations
4917/01/001	Mr R Shankar	
7176/01/001	Mr Terrence John Tanner	
4297/01/001	Mr Terry Dullaway	
7226/01/001	Mrs A Arunthavarajah	
7221/01/001	Mrs Deborah Wyatt	
7236/01/001	Mrs Irene Mainwaring	
0851/01/001	Mrs Judith Parfitt	
7223/01/001	Mrs M Atkinson	
7177/01/001	Ms A M Anderson	
2596/01/001	Ms Jane Williams	
7248/01/001	Ms June Pacey	
7232/01/001	Nicola Patrick	

Ref_Number	Name_of_Representor	Company_or_Organisation
7233/01/001	Nicola Waller	
7172/01/001	P A Lintern	
7174/01/001	S A Fox	
7183/01/001	Susan Jones	
2864/03/001	T H and E M Skipp	
4918/01/001	The Lester Family	
7149/01/001	Vanessa Maria Dullaway	
2069/01/001	wendy Nelson	
7161/01/001	Y Papas	
7234/01/001	Zarina Contractor	

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

**\_Standard rep 13**

7125/02/001	A Barnett
7260/01/001	A Gaveo
6435/02/001	Abbie Ewen
6410/02/001	Christine Carter
3076/04/001	Claire Hunt
6464/02/001	D A Fletchere
6442/02/001	Helen Kennedy
6491/02/001	K R Brooks
6446/02/001	Kristina Toffi
6493/02/001	Kyproulla Adair
6415/02/001	Lynn Jones
7254/01/001	Mary Daniels
7252/01/001	Mr & Mrs Woodhouse
6456/02/001	Mr B Goberdhan
5545/03/001	Mr D Jenner
6934/02/001	Mr Graham Murphy
3506/04/001	Mr John Albert
3506/03/001	Mr John Albert
7258/01/001	Mr John Johnes
6896/02/001	Mr Martin Gibson
6763/02/001	Mr Russell Adair
6047/03/001	Mrs Elaine Connor
7109/02/001	Mrs Jean Ghagan
6868/02/001	Mrs K S Jenner
7132/02/001	Mrs M A Gibson
3472/03/001	Ms Caroline Elizabeth Joyce
6761/02/001	Ms Jennifer Tapping

Ref_Number	Name_of_Representor	Company_or_Organisation
7082/02/001	Ms Julie Knight	
2565/03/001	Ms Karen Fletcher	
7228/02/001	Ms Lyndsey Gibson	
6478/02/001	Samantha Jones	
6428/02/001	Sheena Shah	
7263/01/001	T Coates	
7256/01/001	Tracey Gaveo	
7268/02/001	V Goberdhan	
7262/01/001	Wendy Johnes	

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

**\_Standard rep 14**

1710/01/001	Alan Armstrong	
1735/01/001	Barry Pearce	
3053/01/001	Bernard O'Connor	
3052/01/002	Brian Moody	
2075/01/001	David Clarke	KCS Bromley Ltd
5018/01/001	G Beverly	
1972/01/001	Gary Simmons	
1992/01/001	Grant Francis & Kathleen Dakers	Galmorgan Public House
5021/01/001	J Rastall	
5026/01/001	Janet Thomas	
2012/01/001	Jason Derham	
3061/01/001	Jonathan Miller	
5017/01/001	Kim Duthie	
5022/01/001	M D McGowan	
3058/01/001	Martin Powell	
3060/01/001	Michael Fink	
7143/01/001	Minax Shah	
5025/01/001	Mr & Mrs Garrett	
2358/01/001	Mr & Mrs Patel	
3051/01/001	Mr Alan Cooper	
5024/01/001	Mr Antony Jarrett	
6456/04/001	Mr B Goberdhan	
2731/01/002	Mr C Ribbons	
3055/01/001	Mr D J Warner	
2732/01/001	Mr E Bullion	
2933/01/001	Mr George Fitzsimmons	Shirley Park Golf Club
1938/01/001	Mr George Howard	

Ref_Number	Name_of_Representor	Company_or_Organisation
5019/01/001	Mr Gregory Gill	
3057/01/001	Mr Ian Duthie	
7146/01/001	Mr Ian Greenstreet	
3100/01/001	Mr Jim Fraser	
5016/01/001	Mr John Duthie	
1945/01/001	Mr John Scott	Shirley Park Golf Club
3780/01/001	Mr K Cownley	
4124/01/001	Mr L.V Franks	
5027/01/001	Mr Malcolm Graveling	
3572/01/002	Mr Michael Catalano	
3572/01/001	Mr Michael Catalano	
5014/01/001	Mr Neil Duthie	
4216/01/001	Mr Paul Gatland	
4013/01/001	Mr R Side	
4713/01/001	Mr Rod De Silva	
5015/01/001	Mr Ross Duthie	
2040/01/001	Mr Steve Murphy	Shirley Park Golf Club Limited
2661/01/001	Mr T Peel	
3115/01/001	Mr Terence Norman	
3740/01/001	Mr Tony Linke	
3059/01/001	Mrs Maria Jarrett	
3446/01/001	Ms Eva Palmer	
3828/01/001	Ms L Side	
2549/01/001	Ms Norma Clark	Shirley Park Golf Club
4319/01/001	N Bradley	
5023/01/001	Polly Spaul	
2550/01/001	Sabrina Favata	
3062/01/001	Will McCardie	

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

**\_Standard rep 15**

9193/01/001	Amanda & Andrew Norman Connel
1873/02/001	Carol Mollison
9190/01/001	Claire Hunt
9185/01/001	Elizabeth Savage
9230/01/001	John & Audrey Albert & Barnett
9210/01/001	Lorraine Cox
7088/02/001	Margaret Ann Hurle
9196/01/001	Marion Beatrice Johnson
2947/04/001	Mr & Mrs F & G Economides
5479/03/001	Mr & Mrs J D C Bolding
2450/03/001	Mr & Mrs Jeffrey
3747/01/001	Mr & Mrs Read
9226/01/001	Mr & Mrs Vincent
6409/03/001	Mr Brian Charles Small
3498/05/001	Mr Ian Marsh
2573/03/001	Mr Keith Harris
6905/02/001	Mr Lesley G Wilson
9224/01/001	Mr Peter Holloway
7265/03/001	Mr R Muralidaran
7006/02/001	Mr R Tarrant
9173/01/001	Mr Roy Stanford
6247/04/001	Mrs J Warner-Chandler
4593/03/001	Mrs Laura Tang
3593/03/001	Mrs Margaret Hawkins
7955/02/001	Ms Julia Patten
7082/04/001	Ms Julie Knight
8326/02/001	Ms Michele L Stone

Ref_Number	Name_of_Representor	Company_or_Organisation
9229/01/001	Sally Harris	
9227/01/001	Salwa Hiluabdo	
6428/04/001	Sheena Shah	
6669/02/001	Vera Bolding	

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

**\_Standard rep 16**

9205/01/001	A M Small
9155/01/001	Alison Newman
9194/01/001	B Russell-Redman
9153/01/001	Be Forrai
9158/01/001	C M Bowry
9164/01/001	C Stirins
9152/01/001	Claire Gardner
2128/04/001	CLlr Steve O'Connell AM
9154/01/001	D Fernandes
9199/01/001	D. W. Savage
9172/01/001	Elizabeth Forrai
9168/01/001	J & JP Keehan
9191/01/001	J P Albin
9165/01/001	J Skilliron
9162/01/001	Jackie Dickinson
9160/01/001	Joe Barnes
2806/02/001	John Bannon
9159/01/001	K Shah
9177/01/001	Kanti Shah
9150/01/001	Kevstin Baxter-Brand
9192/01/001	M. I. Skillicorn
3743/02/010	Mr Bryan Baker
9179/01/001	Mr Edward Hendley
9189/01/001	Mr John Hayward
9200/01/001	Mr Kevin Barber
9151/01/001	Mr Paul Gardner
9156/01/001	Mr Rahim Mawani

Ref_Number	Name_of_Representor	Company_or_Organisation
9197/01/001	Mr Roy Colbra	
9174/01/001	Mr Roy Dawson	
4100/02/001	Mr Tim Newman	
9195/01/001	Mrs J Hutchings	
9175/01/001	Ms Jean Dawson	
9202/01/001	Ms Joan Burgess	
9157/01/001	R Barnes	
9166/01/001	Raye Roberta Bacon	
9167/01/001	S Boughton	
9163/01/001	S Rajeswaran	
9161/01/001	Suraj Shah	

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

**\_Standard rep 17**

9131/01/001	B Francis
9138/01/001	D D Leng
9129/01/001	E Jackson
9133/01/001	I Udensi
9135/01/001	J Gulham
9139/01/001	J Rutter
9137/01/001	J Sthiviszzevsri
9124/01/001	Kathleen James
9134/01/001	L Obery
9142/01/001	Lou Hunter
9130/01/001	Miss S O'Brien
9128/01/001	Mr A Peton
9141/01/001	Mr Miguel Hunter
9127/01/001	Mr R Dru
9125/01/001	Mrs B Idnani
9126/01/001	Mrs B Smart
9140/01/001	R J Wanglove
9132/01/001	Y Flynn

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

## **\_Standard rep 18**

9122/01/001

J R Hammer

9123/01/001

Partners of

Sanderstead Plantation Partners

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

**\_Standard rep 2**

1787/01/001	AR Pound
2394/01/001	JE WHITE
1694/01/001	A C Duffy
2402/01/001	A Dunsmore
1837/01/001	A Glennister
1699/01/001	A Thomas
2400/01/001	A. C. Blackburn
2407/01/001	A. J. Walmsley
2064/01/001	Aaron D'Cruz
3116/01/001	AB Hill
1757/02/001	Alan and Sue Whittlesey
2420/01/001	Alan Seymour
2409/01/001	Alastair MacKensie
1713/01/001	Alison Connor
6163/01/001	Alison Dunkley
1785/01/004	Allan Booth
1785/02/001	Allan Booth
6027/01/001	Allison Matthews
1909/01/001	Alyce Menhinnitt
1789/01/001	Amanda Webb
6124/01/001	Amy Gorman
1911/02/001	Andrew & Karen Lyons
2299/01/001	Andrew Elliott
2415/01/001	Andrew Peacock
1823/01/001	Andrew Wheatley
3117/01/001	Angela and Andrew Glasan
6312/01/001	Ann Walsh

Ref_Number	Name_of_Representor	Company_or_Organisation
2126/01/001	Ann&Paul Stannard	
1925/01/001	Anna Booth	
6165/01/001	Anne Fortin	
5587/01/001	Anne Hall	
4430/01/001	Anthony Marshall	
2417/01/001	Anthony Pereira	
5456/01/001	Antonia Jacobs	
5449/01/001	Audrey Sparks	
8996/01/001	B Simpson	
1731/01/001	B Widger	
6314/01/001	Barbara Dennis	
6169/01/001	Barbara Heavens	
1758/01/001	Barbara Turner	
8875/01/001	Beeilly Authotand	
2456/01/001	Ben Bray	
3119/01/001	Bindhu Pillai	
1743/01/001	Brenda Osbourne	
1761/01/001	Brian Glasscock	
3120/01/001	Bridget and Michael Foley	
1784/02/001	Bruna Zanelli	
1784/01/001	Bruna Zanelli	
2002/01/001	C & J Chang	
1876/01/001	C A Connor	
1745/01/001	C Bome	
4991/02/001	C Dykman	
8987/01/001	C Wicks	
3121/01/001	CA and D Barker	
4497/01/001	Carol Cowan	
6108/01/001	Carol Grant	

Ref_Number	Name_of_Representor	Company_or_Organisation
1873/01/001	Carol Mollison	
4434/01/001	Carole Layton	
6317/01/001	Catherine Kennedy	
6319/01/001	Catherine O'Brien	
2536/01/001	Chris & Heather Reed	
1838/01/001	Chris Kirwan	
2482/01/001	Christine Baker	
2231/01/001	Christine Webb	
2021/01/001	Christopher, Sharon & Jack Kew	
2023/01/001	Colin & Judith Staff	
6443/01/001	Craig More Laird od Dunans	
5299/01/001	D C & M J Bartlett	
8872/01/001	D E Banlincho	
8994/01/001	D Felon	
8985/01/001	D Geusol	
2055/01/001	D, J & R Chamberlain	
2485/01/001	D. A Carter	
2445/01/001	D. C & F. J Ginder	
1891/01/001	D.J. Pollard	
1866/01/001	Daniel Olarieta	
1867/01/001	Danny Read	
2300/01/001	Daphne Pedley	
2065/01/001	Dave A King	
2483/01/001	David Baker	
2086/01/001	David Latham	
1786/01/001	David Moran	
6297/01/001	Dawn Javis	
4599/01/001	Debbie Beaumont	
6171/01/001	Debbie Nasse	

Ref_Number	Name_of_Representor	Company_or_Organisation
1817/01/001	Devon Price	
5453/01/001	Diana Bullen	
4312/01/001	Doreen Jansen	
2484/01/001	Douglas & Linda Mackenzie	
4563/01/001	Dr & Mrs Vasant	
4735/01/001	Dr M Hussain	
1981/01/001	Dr M.J. Hough	
1971/01/001	Dr Nicholas Cambridge	
2940/02/002	Dr Perera & Jayamanne	
4741/01/001	Dr R Lennard	
4037/01/001	Dr S Wood	
4608/01/001	Dr Susan Young	
5302/01/001	E & N Knight	
5303/01/001	E A Logan	
6054/01/001	E Grant	
1974/01/001	E Timpson	
5304/01/001	E V Cole	
1975/01/001	E Willbourn	
1790/01/001	Eamonn Prendergast	EP Cleaners
1794/01/001	Elaine Bronger	
1977/01/001	Elaine Tait	
8874/01/001	Eleanor J	
6200/01/001	Elizabeth Black	
4588/01/001	Elizabeth Grant	
1985/01/001	Elizabeth Walton	
1984/01/001	Ellen Lock	
1983/01/001	EP Walker	
1905/01/001	Ercan Mustafa	
6321/01/001	Evelyn Cupit	

Ref_Number	Name_of_Representor	Company_or_Organisation
1967/01/001	F Jex	
1987/01/001	Frances & Mark Monaghan	
4431/01/001	Frederick Law	
5305/01/001	G W Hitchcock	
1968/01/001	Gavin Barwell	
2422/01/001	Gennaro Scialo	
4600/01/001	Geraldine Williams	
6355/01/001	Gillian Turner	
4500/01/001	Graeme Fillmore	
6107/01/001	Gwen Hunter	
5306/01/001	H A J Marshall	
6331/01/001	H Bunstead	
8992/01/001	H Helhio	
8993/01/001	H McMillan	
2411/01/001	H P Carter	
2172/01/001	H Taylor	
6322/01/001	Helen C Steer	
6301/01/001	Helen M Johnston	
6126/01/001	Hilary A Sard	
6137/01/001	Holly Cornish	
2004/01/001	I Stubbington	
2006/01/001	Irina O'Brien	
1833/02/002	J & R Keehne & Condon	
1833/01/001	J & R Keehne & Condon	
4498/01/001	J Barley	
8983/01/001	J Beunanda	
5308/01/001	J H Evans	
2176/01/001	J H Ford	
4554/01/001	J Hoque	

Ref_Number	Name_of_Representor	Company_or_Organisation
8989/01/001	J Jackson	
8876/01/001	J Letts	
2007/01/001	J Portingale	
2398/01/001	J Stevens	
2020/01/001	J. D Mollinson	
4494/01/001	Jackie Hall	
1999/01/001	Jacqueline & Anthony Collier	
4544/01/001	Jacqueline Burns	
4551/01/001	Jacqueline Joyce	
6125/01/001	Jacqueline Turner	
4552/01/001	Jamie Fisher	
4586/01/001	Jan Byford	
4511/01/001	Jane Bance	
2014/01/001	Jane Smith	
6324/01/001	Janet Adams	
6376/01/001	Janet Kelly	
4512/01/001	Janet Tonks	
4601/01/001	Janice Lee	
6359/01/001	Janice Lee	
4513/01/001	Jeanette Bass	
6303/01/001	Jenna Laney	
2500/01/001	Jennifer Lucas	
4574/01/001	Jessica Mitchell	
4225/01/002	Joanna De Silva	
1834/01/001	John Underwood	
6332/01/001	Julie Curran	
2436/01/001	K & E Bridge	
5310/01/001	K & M A Hutchinson	
8984/01/001	K Y Bowen	

Ref_Number	Name_of_Representor	Company_or_Organisation
8999/01/001	Kaley Duffy	
2508/01/001	Karen Day	
2515/01/001	Karen Payne	
4591/01/001	Katie Beaumont	
6335/01/001	Katie Fernandes	
1842/02/001	Katy Littler	
6042/01/001	Ken Chan	
5312/01/001	Kerrs Kerrs	Kerrs Accountants
4517/01/001	Kim Butcher	
3938/01/001	Kuljit Kaur	
5313/01/001	L S Moss	
5564/01/001	L Stanley	
2391/01/001	LE BOWEY	
2522/01/001	Leanne Voller	
6023/01/001	Lesley Edwards	
4518/01/001	Lesley Luff	
6175/01/001	Lesley Wilson	
6306/01/001	Linda Anthony	
3129/02/001	Linda Hudson	
3817/01/002	Lindsay Crowther	
4562/01/001	Lindsey Hinds	
6337/01/001	Lisa Murphy	
2521/01/001	Lisa Rajah	
2374/01/001	LJ, KR, IA Newsey & Pollard	
4592/01/001	Lori Noeth	
9000/01/001	Lucy Duffy	
3811/01/001	Lucy Summers	
4520/01/001	Lynda Clark	
2520/01/001	Lynne Hewitt	

Ref_Number	Name_of_Representor	Company_or_Organisation
6055/01/001	Lynne Thorpe	
5316/01/001	M & J Peshier	
5240/01/001	M A Gosden	
5429/01/001	M B Bassom	
1953/01/001	M B McSweeney	
1953/02/001	M B McSweeney	
8991/01/001	M Butcher	
5022/02/001	M D McGowan	
8986/01/001	M Fennel	
2588/01/001	M G & T N Flynn	
5563/01/001	M Hawkins	
5317/01/001	M J Bignall	
5585/01/001	M Jordan	
5320/01/001	M Woollard	
5319/01/001	M, S & J Ruiu & Lanetta	
6330/01/001	Ma Beverley A Jones	
4501/01/001	Manoj Gandhi	
2100/01/002	Maralyn Thomas	
2524/01/001	Margaret A. Day	
1943/01/001	Margaret Clyne	
3564/02/001	Margaret Watts	
3564/02/002	Margaret Watts	
2377/01/001	Maria Walcott	
2531/01/001	Marian Togwell	
6177/01/001	Marie Hillman	
8990/01/001	Marie White	
4547/01/001	Marisa Rabbini	
2446/02/002	Mark & Julie Greenway	
3539/02/001	Mary Norman	

Ref_Number	Name_of_Representor	Company_or_Organisation
8963/01/001	Matthew & Suzzane Purton & Redding	
2814/01/002	Maureen Foster	
2527/01/001	Maureen Mills	
6382/01/001	Maya Scott	
1940/01/001	Michael Woodle	
6339/01/001	Michelle Finalls	
2528/01/001	Michelle Parker-Brown & Stephen Parker	
6307/01/001	Miriam BJ Bogazzi	
3244/01/001	Miss A Binge	
4238/01/001	Miss b Hall	
5322/01/001	Miss B K Bennett	
2387/01/001	Miss C Jaggon	
6294/01/001	Miss Charlotte Wren	
5323/01/001	Miss E Humphreys	
5324/01/001	Miss E Osborn	
5325/01/001	Miss F Postans	
2384/01/001	Miss H Wood	
2321/02/002	Miss Harriet Homes	
4543/01/001	Miss Helen Pengelly	
2224/02/002	Miss Jennifer Macdonald	
3155/01/001	Miss Julie Green	
5327/01/001	Miss L Clark	
4545/01/001	Miss Louise Baine	
3156/01/001	Miss Marjorie Losasso	
5328/01/001	Miss S A Jay	
2320/01/001	Miss S Rayfield	
2319/01/001	Miss S Spree	
4633/02/001	Miss Sophia Morris	
2389/01/001	Miss V Milk	

Ref_Number	Name_of_Representor	Company_or_Organisation
5318/01/001	MJH & PAC Payne	
4602/01/001	Moira McDonnell	
4485/01/001	Monica Digby	
4722/01/001	Mr & Mrd Payne	
5385/01/001	Mr & Mrs S & C King	
5363/01/001	Mr & Mrs A & B Drew	
5413/01/001	Mr & Mrs A & B Rumistrzewicz	
5426/01/001	Mr & Mrs A & D Uprichard	
5379/01/001	Mr & Mrs A & J James	
5425/01/001	Mr & Mrs A & L Turner	
5441/01/001	Mr & Mrs A Ademiji	
5442/01/001	Mr & Mrs A Babatunde	
5418/01/001	Mr & Mrs A C Smith	
5342/01/001	Mr & Mrs A D & V Baylis	
5329/01/001	Mr & Mrs A Gibbens	
5330/01/001	Mr & Mrs A J Verrier	
5381/01/001	Mr & Mrs A Jamet	
5482/01/001	Mr & Mrs A L Stratford	
5423/01/001	Mr & Mrs A R & P A Thomson	
4540/01/001	Mr & Mrs Alan Williams	
5358/01/001	Mr & Mrs B & M Cozens	
5400/01/001	Mr & Mrs B & V Osborne	
6316/01/001	Mr & Mrs B & V Riley	
5490/01/001	Mr & Mrs B Jewkes	
5351/01/001	Mr & Mrs B W Clarke	
5337/01/001	Mr & Mrs Bagley	
5473/01/001	Mr & Mrs Balendron	
5341/01/001	Mr & Mrs Bastajic	
2433/01/001	Mr & Mrs Batchelor	

Ref_Number	Name_of_Representor	Company_or_Organisation
2434/01/001	Mr & Mrs Beer	
5344/01/001	Mr & Mrs Bennett	
5345/01/001	Mr & Mrs Bloomfield	
5348/01/001	Mr & Mrs Buatsi	
4719/01/001	Mr & Mrs Butcher	
5355/01/001	Mr & Mrs C & A Cook	
5375/01/001	Mr & Mrs C & J Horscroft	
5335/01/001	Mr & Mrs C & M Andrews	
5474/01/001	Mr & Mrs Campbell	
4655/01/001	Mr & Mrs Carter	
4389/02/002	Mr & Mrs Christopher & Katie Walton	
2620/01/001	Mr & Mrs Cole	
5336/01/001	Mr & Mrs D & A Atkins	
5364/01/001	Mr & Mrs D & B Edwards	
5370/01/001	Mr & Mrs D & B Frost	
5410/01/001	Mr & Mrs D & F Rendle	
5414/01/001	Mr & Mrs D & M Sankar	
5346/01/001	Mr & Mrs D & R Brett	
5367/01/001	Mr & Mrs D & S Farnan	
5485/01/001	Mr & Mrs D A Wright	
5340/01/001	Mr & Mrs D Barawiok	
5535/01/001	Mr & Mrs D Burgess	
5352/01/001	Mr & Mrs D J & J E Coady	
5438/01/001	Mr & Mrs D Woodfield	
5476/01/001	Mr & Mrs David Reynolds	
1836/01/001	Mr & Mrs David Turner	
4756/01/001	Mr & Mrs DeSouza	
5443/01/001	Mr & Mrs Dove	
2441/01/001	Mr & Mrs E. T Dadley	

Ref_Number	Name_of_Representor	Company_or_Organisation
4022/02/002	Mr & Mrs Ewin	
5390/01/001	Mr & Mrs F H & W LeMay	
5368/01/001	Mr & Mrs Fird	
4469/01/001	Mr & Mrs Fisher	
4731/01/001	Mr & Mrs Fisher	
5599/01/001	Mr & Mrs G & A Kingdon	
5357/01/001	Mr & Mrs G & H Cooper	
5371/01/001	Mr & Mrs G & H Hallett	
5356/01/001	Mr & Mrs G & J Cooper	
5339/01/001	Mr & Mrs G J & M A Baker	
4723/01/001	Mr & Mrs G J & P M Canfield	
2457/01/001	Mr & Mrs Gabriel	
4521/01/001	Mr & Mrs Galeeba	
4720/01/001	Mr & Mrs Gandhi	
4757/01/001	Mr & Mrs Gaspard	
2443/01/001	Mr & Mrs Gigney	
3909/01/002	Mr & Mrs Good	
4149/01/002	Mr & Mrs Gower	
2345/01/001	Mr & Mrs Greyson	
5424/01/001	Mr & Mrs H M & G C Toma	
5372/01/001	Mr & Mrs Hand	
4774/01/001	Mr & Mrs Horner	
4754/01/001	Mr & Mrs Hunter	
5614/01/001	Mr & Mrs I & G Goldsmith	
5477/01/001	Mr & Mrs Ingram	
5388/01/001	Mr & Mrs J & A Lawrence	
5366/01/001	Mr & Mrs J & B Evans	
5374/01/001	Mr & Mrs J & E Histed	
5380/01/001	Mr & Mrs J & L James	

Ref_Number	Name_of_Representor	Company_or_Organisation
5392/01/001	Mr & Mrs J & O Luckhurst	
5350/01/001	Mr & Mrs J & S Carelse	
5432/01/001	Mr & Mrs J & S Wainford	
5427/01/001	Mr & Mrs J & V Vanna	
5479/01/001	Mr & Mrs J D C Bolding	
5361/01/001	Mr & Mrs J Dilnot	
5354/01/001	Mr & Mrs J H Considine	
2337/01/001	Mr & Mrs J Lambert	
5483/01/001	Mr & Mrs J Thacker	
5382/01/001	Mr & Mrs Jamshidi	
4728/01/001	Mr & Mrs Jesshop	
5383/01/001	Mr & Mrs Johannessen	
6434/01/001	Mr & Mrs John & Sylvia Priscott	
5478/01/001	Mr & Mrs John Coleman	
4737/01/001	Mr & Mrs Johns	
5625/01/001	Mr & Mrs Jonathan & Jean Baxter	
4603/01/001	Mr & Mrs Jones	
5395/01/001	Mr & Mrs K A & J McDonald	
5347/01/001	Mr & Mrs K B	
5403/01/001	Mr & Mrs K Pullivay	
2682/01/001	Mr & Mrs Kellas	
2621/01/001	Mr & Mrs Kemal	
2621/02/002	Mr & Mrs Kemal	
2452/01/001	Mr & Mrs Kenny	
4474/01/001	Mr & Mrs King	
5386/01/001	Mr & Mrs L & N Kirwan	
5409/01/001	Mr & Mrs I Rendle	
5428/01/001	Mr & Mrs Lesley & Martin Plumb	
5391/01/001	Mr & Mrs Lindsay	

Ref_Number	Name_of_Representor	Company_or_Organisation
5321/01/001	Mr & Mrs M & A Gaughari	
5332/01/001	Mr & Mrs M & G W Allen	
5436/01/001	mr & Mrs M & G West	
5699/01/001	Mr & Mrs M & J Bartram	
5369/01/001	Mr & Mrs M & J Flannery	
4159/02/002	Mr & Mrs M & O Warren	
5475/01/001	Mr & Mrs M & V Crowther	
5435/01/001	Mr & Mrs M P & V A Ware	
2454/01/001	Mr & Mrs M. F Belfield	
6302/01/001	Mr & Mrs N & S Hall	
5472/01/001	Mr & Mrs N & T Abbott	
4783/01/001	Mr & Mrs Naylor	
4750/01/001	Mr & Mrs O'Reilly	
6211/01/001	Mr & Mrs P & D McBrown	
5406/01/001	Mr & Mrs P & D Radford	
5387/01/001	Mr & Mrs P & E Lavington	
5422/01/001	Mr & Mrs P & J Symes	
5365/01/001	Mr & Mrs P & M Elmy	
6402/01/001	Mr & Mrs P & PA Helliwell	
5362/01/001	Mr & Mrs P & R Ditton	
5416/01/001	Mr & Mrs P & S Sidhorn	
5415/01/001	Mr & Mrs P J & M H Sargent	
5384/01/001	Mr & Mrs P Kaile	
2390/01/001	Mr & Mrs P Nevitt	
5398/01/001	Mr & Mrs P W & M Nokes	
5401/01/001	Mr & Mrs P W & S Streek	
5402/01/001	Mr & Mrs Palmer	
3926/02/001	Mr & Mrs Peter & Brenda Mullings	
4156/01/001	Mr & Mrs Phillips	

Ref_Number	Name_of_Representor	Company_or_Organisation
2463/01/001	Mr & Mrs Piccilino	
6378/01/001	Mr & Mrs Plymsol	
5404/01/001	Mr & Mrs Quinn	
5389/01/001	Mr & Mrs R & C Leathwood	
5481/01/001	Mr & Mrs R & D Sergiou	
5376/01/001	Mr & Mrs R & J Hussey	
5315/01/001	Mr & Mrs R & L Brown	
4748/01/001	Mr & Mrs R Groves	
5360/01/001	Mr & Mrs R R & J S Derry	
5349/01/001	Mr & Mrs R S & J Cameron	
5408/01/001	Mr & Mrs Reed	
5480/01/001	Mr & Mrs Reveley	
2546/02/001	Mr & Mrs Robert & Patricia Cole	
4643/01/001	Mr & Mrs Roberts	
5412/01/001	Mr & Mrs Roberts	
4507/01/001	Mr & Mrs Robinson	
6400/01/001	Mr & Mrs S & N Jeyarajah	
5397/01/001	Mr & Mrs S & V Milward	
5333/01/001	Mr & Mrs S Amer	
5353/01/001	Mr & Mrs S C Coleman	
4732/01/001	Mr & Mrs Sampson	
5419/01/001	Mr & Mrs Southgate	
4648/01/001	Mr & Mrs Stevenson	
5343/01/001	Mr & Mrs T & E Beard	
5430/01/001	Mr & Mrs T & E Varughese	
4763/01/001	Mr & Mrs T & M Brotherhood	
5399/01/001	Mr & Mrs T D & W Norsworthy	
5437/01/001	Mr & Mrs T Williams	
6021/01/001	Mr & Mrs Tomlinson	

Ref_Number	Name_of_Representor	Company_or_Organisation
4726/01/001	Mr & Mrs Tunbridge	
5373/01/001	Mr & Mrs V & I Hayes	
5338/01/001	Mr & Mrs V & V Bailey	
4746/01/001	Mr & Mrs Vahey	
2460/01/001	Mr & Mrs Valentine	
4759/01/001	Mr & Mrs Vernon-White	
1806/01/001	Mr & Mrs VJ &CA Forrester	
5417/01/001	Mr & Mrs W & S Smith	
5484/01/001	Mr & Mrs W A Congram	
5421/01/001	Mr & Mrs W K & N Y Sui Tit Tong	
5434/01/001	MR & MRS Waller	
2559/01/001	Mr & Mrs White	
4788/01/001	Mr & Mrs Woods	
5440/01/002	Mr & Mrs Zaidi	
6449/01/001	Mr & Ms A, B, C & A Stephens	
5613/01/001	Mr & Ms D & P Harmon & Pollard	
6362/01/001	Mr & Ms E & T Trudgell & Fisher	
6393/01/001	Mr & Ms G & H Liddington & Nisbet	
6077/01/001	Mr & Ms G & J Rekhi & Patel	
4775/01/001	Mr & Ms Howells & Volonterio	
5609/01/001	Mr & Ms K & E Gok & Mustafa	
6369/01/001	Mr & Ms M & C Blower & Hesketh	
5962/01/001	Mr & Ms P & D Quinan & Child	
6385/01/001	Mr & Ms S & M Bayes & Langdon	
4328/01/001	Mr & Ms Shorthouse & Goodge	
5394/01/001	Mr 7 Mrs H McCoy	
5405/01/001	Mr 7 Mrs R & O Webster	
5444/01/001	Mr A Bown	
5446/01/001	Mr A Clements	

Ref_Number	Name_of_Representor	Company_or_Organisation
5448/01/001	Mr A Doncaster	
5450/01/001	Mr A Edgar	
5452/01/001	Mr A Hazell	
5454/01/001	Mr A Hewitt	
5455/01/001	Mr A J Skeener	
5460/01/001	Mr A McMichael	
5461/01/001	Mr A Mitchell	
5462/01/001	Mr A Molkenthin	
3321/01/001	Mr A Pardon	
5464/01/001	Mr A Pearson	
2328/01/001	Mr A Pelt	
5465/01/001	Mr A Porter	
5466/01/001	Mr A Ross	
2339/01/001	Mr A Savage	
5467/01/001	Mr A Shah	
2421/01/001	Mr A Spriggs	
3243/01/001	Mr A Strange	
3242/01/001	Mr A Strange	
5468/01/001	Mr A Turner	
5469/01/001	Mr A Wren	
5470/01/001	Mr A Wright	
5471/01/001	Mr A Ziolk	
2406/01/001	Mr A. J Gane	
2408/01/001	Mr A. M Oliver	
2903/01/002	Mr Adam Tierney	
6452/01/001	Mr Ahmed Mawaziny	
5458/01/001	Mr Ajit Kumar	
5457/01/001	Mr Alan Jamieson	
4510/01/001	Mr Alban Fisher	

Ref_Number	Name_of_Representor	Company_or_Organisation
1753/01/001	Mr Alex Harari	
1712/01/001	Mr Alexander Lucas	
3247/01/001	Mr and Mrs A Bend	
1708/01/001	Mr and Mrs A J Reed	
3304/01/001	Mr and Mrs A Stratton	
3290/01/001	Mr and Mrs C Morgan	
3256/01/001	Mr and Mrs C Rutter	
1848/01/001	Mr and Mrs Galeeba	
3300/01/001	Mr and Mrs H Tagg	
3245/01/001	Mr and Mrs J Coomber	
3297/01/001	Mr and Mrs J Moulton	
3299/01/001	Mr and Mrs J Palmer	
3246/01/001	Mr and Mrs J Pringle	
3313/01/001	Mr and Mrs K Bowler	
3288/01/001	Mr and Mrs L Moore	
3295/01/001	Mr and Mrs L Murrell	
1877/01/001	Mr and Mrs Learner	
3249/01/001	Mr and Mrs M Papanastasiou	
3296/01/001	Mr and Mrs Minesh Patel	
3302/01/001	Mr and Mrs P Newman	
3305/01/001	Mr and Mrs P.J Stanton	
3301/01/001	Mr and Mrs Peter Tancred	
3251/01/001	Mr and Mrs R Quickenden	
3248/01/001	Mr and Mrs R.F Pepper	
3308/01/001	Mr and Mrs Ronald Truss	
3298/01/001	Mr and Mrs S Monaghan	
3293/01/001	Mr and Mrs S Payne	
3306/01/001	Mr and Mrs Steve Rents	
3303/01/001	Mr and Mrs Sun	

Ref_Number	Name_of_Representor	Company_or_Organisation
3253/01/001	Mr and Mrs W Muxworthy	
1728/01/001	Mr Arthur Foreman	
5486/01/001	Mr B C Lane	
5487/01/001	Mr B Holness	
5488/01/001	Mr B J Jackson	
5491/01/001	Mr B Liddemore	
5492/01/001	Mr B McCoy	
5493/01/001	Mr B McOlwire	
5494/01/001	Mr B P A Clarke	
5495/01/001	Mr B Perissinotto	
5496/01/001	Mr B Reeves	
5497/01/001	Mr B Shields	
5498/01/001	Mr B Steene	
5499/01/001	Mr B Wayor	
4651/01/001	Mr B Winchester	
5501/01/001	Mr Baker	
5502/01/001	Mr Barlow	
5489/01/001	Mr Ben Jennings	
0115/04/001	Mr Bob Sleeman	
5972/01/001	Mr Brain E Pasby	
5586/01/001	Mr Brian Penfold	
5519/01/001	Mr C A Jordan	
5517/01/001	Mr C B Jay	
5503/01/001	Mr C Bird	
5504/01/001	Mr C Burnett	
5527/01/001	Mr C D Richards	
2247/01/001	Mr C D Williams	
2724/01/002	Mr C Dancey	
5510/01/001	Mr C Dimmock	

Ref_Number	Name_of_Representor	Company_or_Organisation
5511/01/001	Mr C Elston	
5513/01/001	Mr C H Saunders	
5515/01/001	Mr C Harris	
5516/01/001	Mr C Huxley	
5518/01/001	Mr C Jordan	
5508/01/001	Mr C L Dermer	
5522/01/001	Mr C Lynch	
5523/01/001	Mr C Malcolm	
4175/01/002	Mr C Maslona	
5524/01/001	Mr C Perry	
5512/01/001	Mr C R Fox	
5528/01/001	Mr C Robbins	
4653/01/001	Mr C Rodrigues	
5529/01/001	Mr C Weaser	
5530/01/001	Mr C Wick	
2477/01/001	Mr Callum Voller	
2480/01/001	Mr Chad K Rostron	
5526/01/001	Mr Chris Pyle	
5506/01/001	Mr Christopher Coppinger	
5509/01/001	Mr Cleveland Deroche	
5520/01/001	Mr Clifton L Edwards	
8871/01/001	Mr Clive J	
2249/01/001	Mr Colin Brown	
5505/01/001	Mr Colin Burton	
5514/01/001	Mr Colin Haig	
5521/01/001	Mr Colin Luly	
5525/01/001	Mr Colin Poole	
5532/01/001	Mr Cox	
5572/01/001	Mr D & J Weir	

Ref_Number	Name_of_Representor	Company_or_Organisation
5565/01/001	Mr D A Robbins	
5533/01/001	Mr D Bartlett	
5536/01/001	Mr D Clark	
5537/01/001	Mr D Cosers	
5539/01/001	Mr D Fernee	
5558/01/001	Mr D G Price	
1869/01/001	Mr D H Fish	
5541/01/001	Mr D Harris	
5542/01/001	Mr D Hebdon	
5544/01/001	Mr D Hunt	
5545/01/001	Mr D Jenner	
5547/01/001	Mr D L Morris	
5548/01/001	Mr D Lindridge	
5550/01/001	mr D Little	
5552/01/001	Mr D M West	
5553/01/001	Mr D Mahoney	
5554/01/001	Mr D Mehmet	
5556/01/001	Mr D Norman	
5557/01/001	Mr D Patel	
5568/01/001	Mr D Smith	
5538/01/001	Mr D T Dawson	
5569/01/001	Mr D Thorpe	
4718/01/001	Mr D Turnbull	
5571/01/001	Mr D Walker	
3159/01/001	Mr D West	
3309/01/001	Mr D.A Jolly	
3324/01/003	Mr Dale Cornish	
5555/01/001	Mr Daniel Morrison	
4560/01/001	Mr Danny Reed	

Ref_Number	Name_of_Representor	Company_or_Organisation
3170/01/001	Mr Darren Bryne	
5300/01/001	Mr David Crosslanes	
4436/01/001	Mr David Lynch	
5559/01/001	Mr David R Dibbs	
1932/01/001	Mr David Thomas	
5570/01/001	Mr David Underwood	
4584/01/001	Mr Dean Torbett	
5578/01/001	Mr E D Gurring	
6015/01/001	Mr E Ellis	
4721/01/001	Mr E Emin	
5579/01/001	Mr E Harris	
5580/01/001	Mr E Liasides	
5581/01/001	Mr E M Smith	
5582/01/001	Mr E M Wragg	
5584/01/001	Mr E Murphy	
4541/01/001	Mr Edmund Kiely	
5575/01/001	Mr Enoka Abeyaunsekera	
4134/01/001	Mr Eric Taylor	
5589/01/001	Mr F Freemantle	
5591/01/001	Mr F Mushtaq	
5593/01/001	Mr F Shepherd	
5594/01/001	Mr F Steer	
5595/01/001	Mr Fabienne Ware	
5596/01/001	Mr Faduma	
5590/01/001	mr Faraz Hasan	
6166/01/001	Mr Frank McGourty	
5601/01/001	Mr G Corn	
5603/01/001	Mr G F Hurt	
5604/01/001	Mr G Farquhar	

Ref_Number	Name_of_Representor	Company_or_Organisation
5605/01/001	Mr G Holmes	
5606/01/001	Mr G Huxley	
3513/01/002	Mr G McAdam	
4725/01/001	Mr G McManus	
5597/01/001	Mr G Merville	
5607/01/001	Mr G Postans	
6203/01/001	Mr G Sola	
6138/01/001	Mr G W Filer	
4585/01/001	Mr G.M Saunders	
5600/01/001	Mr George Cooke	
5602/01/001	Mr George Demetriou	
1938/02/001	Mr George Howard	
5611/01/001	Mr H Gallacher	
2554/01/001	Mr Howard Prout	
5973/01/001	Mr Hyde Peter	
5615/01/001	Mr I Bell	
5616/01/001	Mr I Hollidge	
5619/01/001	Mr I Lee	
5620/01/001	Mr I McCrory	
5621/01/001	Mr I Walker	
2935/02/001	Mr Ian Cameron	
5617/01/001	Mr Ian John McKay	
3172/01/002	Mr Ian Johnson	
5618/01/001	Mr Ian Johnston	
3498/02/002	Mr Ian Marsh	
5659/01/001	Mr J A Pound	
5622/01/001	Mr J Anderson	
5626/01/001	Mr J Binge	
5627/01/001	Mr J Bligh	

Ref_Number	Name_of_Representor	Company_or_Organisation
5628/01/001	Mr J Blount	
5629/01/001	Mr J Bradbury	
3696/01/002	Mr J Catley	
5635/01/001	Mr J Cork	
4287/01/002	Mr J de Silva	
5656/01/001	Mr J G Patel	
2165/01/001	Mr J G Warlow	
5610/01/001	Mr J Goldsmith	
4727/01/001	Mr J Hare	
4782/01/001	Mr J Higgs	
5640/01/001	Mr J Homewood	
4729/01/001	Mr J Kelly	
5645/01/001	Mr J Lee	
5647/01/001	Mr J Maddocks	
5648/01/001	Mr J McMillan	
5651/01/001	Mr J Morris	
5658/01/001	Mr J N Plummer	
5653/01/001	Mr J Norman	
5654/01/001	Mr J Osborne	
5655/01/001	Mr J Parshott	
5660/01/001	Mr J Proctor	
5661/01/001	Mr J Radford	
5663/01/001	Mr J Rees	
5664/01/001	Mr J Silk	
2343/01/001	Mr J Steaul	
2332/01/001	Mr J Sullivan	
5665/01/001	Mr J Taylor	
5666/01/001	Mr J Thomas	
5667/01/001	Mr J Thorburu	

Ref_Number	Name_of_Representor	Company_or_Organisation
5669/01/001	Mr J Wells	
5670/01/001	Mr J Westcott	
3168/01/001	Mr J Wren	
2498/01/001	Mr J. R & Mrs E. M Kwasniewski	
5630/01/001	Mr Jackie Brown	
5649/01/001	Mr James Milmo	
4508/01/001	Mr James Mohan	
2317/01/001	Mr Jerome Wilcott	
2088/01/001	Mr John Dalton	
5637/01/001	Mr John Draper	
5639/01/001	Mr John G Baker	
0364/10/002	Mr John Gannon	
2936/01/002	Mr John Lingwood	
4433/01/001	Mr John Miles	
4514/01/001	Mr John Roberts	
5671/01/001	Mr John Wood	
5638/01/001	Mr Jon Fox	
4559/01/001	Mr Jon Nicholls	
5623/01/001	Mr Jonathan Baker	
2091/01/001	Mr Joseph Miller	
5672/01/001	Mr K E Herbert	
5674/01/001	Mr K M Jenkins	
5675/01/001	Mr K Marsh	
4303/02/002	Mr K Muir	
2223/01/001	Mr K Panton	
5676/01/001	Mr K Sutherland	
4515/01/001	Mr Keith Filler	
4587/01/001	Mr Keith Glennister	
5673/01/001	Mr Keith Jones	

Ref_Number	Name_of_Representor	Company_or_Organisation
4516/01/001	Mr Ken Luff	
5677/01/001	Mr L A Crouch	
5692/01/001	Mr L A Torode	
4733/01/001	Mr L Barker	
5678/01/001	Mr L Bouill	
5680/01/001	Mr L Curran	
5682/01/001	Mr L Doncaster	
5683/01/001	Mr L E Sharrock	
5684/01/001	Mr L G Purser	
5681/01/001	Mr L J Davies	
4734/01/001	Mr L Madsen	
5687/01/001	Mr L Malcolm	
5689/01/001	Mr L Reynolds	
5690/01/001	Mr L Rixon	
5691/01/001	Mr Labib Shirazi	
5694/01/001	Mr Lango	
2179/01/001	Mr Laurence Jessup	
5693/01/001	Mr Lawrence W Norman	
5695/01/001	Mr Lawson	
5679/01/001	Mr Lee Cupit	
5686/01/001	Mr Lewis Jacobs	
5688/01/001	Mr Lilian Merredew	
4589/01/001	Mr Luke Osborne	
5700/01/001	Mr M Bagge	
5701/01/001	Mr M Challis	
5705/01/001	Mr M Follows	
5723/01/001	Mr M G Sharrock	
5706/01/001	Mr M Harper	
5709/01/001	Mr M Homden	

Ref_Number	Name_of_Representor	Company_or_Organisation
5710/01/001	Mr M Homm	
5711/01/001	Mr M Humphreys	
5730/01/001	Mr M J Warran	
4781/01/001	Mr M Johnson	
4747/01/001	Mr M Mansfield	
4744/01/001	Mr m Morris	
5717/01/001	Mr M Oliver	
5720/01/001	Mr M Patel	
5715/01/001	Mr M S Noeth	
4740/01/001	Mr M Sealey	
5724/01/001	Mr M Smith	
5727/01/001	Mr M Vilmoe	
5707/01/001	Mr Mahmood Hasan	
5698/01/001	Mr Manje Abeygunasekera	
2553/01/001	Mr Mario Carrozzo	
4567/01/001	Mr Mark Chambers	
4548/01/001	Mr Mark Naylor	
5721/01/001	Mr Mark Pullen	
5708/01/001	Mr Martin Hewish	
5713/01/001	Mr Martin Jacobs	
5714/01/001	Mr Mathew Lane	
5728/01/001	Mr Matthew Wagstaff	
3558/01/002	Mr Maxx West	
5719/01/001	Mr Mayur Patel	
4278/01/001	Mr Melvin Howard	
5703/01/001	Mr Michael Double	
5704/01/001	Mr MiCHAEL Draper	
3580/03/001	Mr Michael Hewish	
5716/01/001	Mr Michael O'Brien	

Ref_Number	Name_of_Representor	Company_or_Organisation
5722/01/001	Mr Michael Roberts	
5725/01/001	Mr Michael Smith	
4738/02/001	Mr Michael Wilson	
4738/01/001	Mr Michael Wilson	
5543/01/001	Mr Mick Binge	
2916/01/001	Mr Mike Jackson	
4572/01/001	Mr Mike Penlington	
4522/01/001	Mr Mike Reason	
5712/01/001	Mr Mokhul Hussain	
5726/01/001	Mr Mostafa Uddin	
5732/01/001	Mr N Bristow	
5696/01/001	Mr N K Lee	
4745/01/001	Mr N O'Gorman	
3973/01/001	Mr N Phillips	
4778/01/001	Mr N Reynolds	
5737/01/001	Mr N Shah	
5738/01/001	Mr N Unwins	
3240/01/001	Mr N.K Lee	
5734/01/001	Mr Navin Chandra Patel	
5736/01/001	Mr Neel Shah	
3756/02/001	Mr Neil Stevenson	
4576/01/001	Mr Nick Hampson	
4594/01/001	Mr Nigel Morrison	
2919/01/001	Mr Norman Plymsol	
5739/01/001	Mr O Behcet	
5741/01/001	Mr O Royall	
5740/01/001	Mr Olegas Parmionovas	
5744/01/001	Mr P Boundy	
4742/01/001	Mr P Brudenell	

Ref_Number	Name_of_Representor	Company_or_Organisation
5746/01/001	Mr P Connelly	
5748/01/001	Mr P D Wise	
5947/01/001	Mr P Devereux	
5971/01/001	Mr P E Kingsnorth	
5961/01/001	Mr P F Quickenden	
5747/01/001	Mr P G Curran	
5951/01/001	Mr P J Marshall	
5952/01/001	Mr P J Wick	
6016/01/001	Mr P J Wood	
5957/01/001	Mr P M Rackley	
4739/01/001	Mr P Maillardet	
5958/01/001	Mr P Mitchell	
5959/01/001	Mr P Noeth	
5960/01/001	Mr P Patel	
5964/01/001	Mr P Reynolds	
2347/01/001	Mr P Tarrant	
5967/01/001	Mr P Tracey	
5950/01/001	Mr P W Groom	
5968/01/001	Mr P W Walklate	
5969/01/001	Mr P Weittake	
5965/01/001	Mr Paolo Scialo	
8998/01/001	Mr Paul Duffy	
2052/01/001	Mr Paul Samme	
5742/01/001	Mr Peter Blackburn	
5743/01/001	Mr Peter Bond	
5745/01/001	Mr Peter Brown	
4490/01/001	Mr Peter Digby	
2891/01/001	Mr Peter Flatt	
5949/01/001	Mr Peter Green	

Ref_Number	Name_of_Representor	Company_or_Organisation
8867/01/001	Mr Peter Howard	
4596/01/001	Mr Peter Koster	
5954/01/001	Mr Peter Lang	
5963/01/001	Mr Peter R Foster	
5966/01/001	Mr Peter Smith	
3311/01/001	Mr Peter Tugwell	
5970/01/001	Mr Peter Wren	
5975/01/001	Mr Poel	
5955/01/001	Mr Pravinkumar M Limbani	
5976/01/001	Mr R A Dawes	
5977/01/001	Mr R Asghar	
5978/01/001	Mr R Barker	
0363/02/001	Mr R Barnett	
5980/01/001	Mr R Brislaw	
5983/01/001	Mr R Cox	
4753/01/001	Mr R Cunningham	
2351/01/001	Mr R D Costar	
5985/01/001	Mr R Elliot	
4752/01/001	Mr R Ewen	
5987/01/001	Mr R G Privett	
6061/01/001	Mr R H Balmert	
6065/01/001	Mr R Heavens	
5981/01/001	Mr R J Carter	
6031/01/001	Mr R J Lane	
6071/01/001	Mr R J Smith	
6066/01/001	Mr R L Huxley	
6068/01/001	Mr R Littler	
6072/01/001	Mr R Stanley	
6059/01/001	Mr R Sutton	

Ref_Number	Name_of_Representor	Company_or_Organisation
4764/01/001	Mr R Tew	
4769/01/001	Mr R Thompson	
6074/01/001	Mr R Upton	
6037/01/001	Mr R V Williams	
4606/01/001	Mr Ralph Longhurst	
6017/01/001	Mr Ranjan Shah	
6070/01/001	Mr Ray Parry	
5984/01/001	Mr Raymond E Dunkley	
6180/01/001	Mr Remzi Mehmet	
2917/01/002	Mr Richard Harrington	
4481/01/001	Mr Richard Kempton	
5244/01/001	Mr Richard Milner	
4577/01/001	Mr Richard Nicot	
4475/01/001	Mr Richard Shirley	
4597/01/001	Mr Richard Willis	
9001/01/001	Mr Rob P	
4578/01/001	Mr Robert Knight	
4502/01/001	Mr Robert Layton	
2744/01/001	Mr Robert Preece	
6030/01/001	Mr Ronald Hewitt	
3165/01/001	Mr Rose	
6060/01/001	Mr Roy Voller	
4291/01/001	Mr Rudolph Wattley	
6082/01/001	Mr S Clarke	
5534/01/001	Mr S D Blair	
6084/01/001	Mr S Entwistle	
6085/01/001	Mr S Fox	
6088/01/001	Mr S J Smith	
6092/01/001	Mr S M Salter	

Ref_Number	Name_of_Representor	Company_or_Organisation
6093/01/001	Mr S McCulloch	
6095/01/001	Mr S P Oliveira	
6096/01/001	Mr S Parnaby	
4787/01/001	Mr S Pound	
4076/01/001	Mr S Ratnayake	
6100/01/001	Mr S Reeve	
4762/01/001	Mr S Reynolds	
4736/01/001	Mr S Shanmugam	
4736/02/001	Mr S Shanmugam	
6110/01/001	Mr S Troubridge	
6112/01/001	Mr S Waite	
4785/01/001	Mr S Williams	
2470/01/001	Mr S. J Baldwin	
6083/01/001	Mr Scott Cornish	
6091/01/001	Mr Shaun Kennedy	
6081/01/001	Mr Sherpurley Begum	
4524/01/001	Mr Simon Bird	
2352/02/001	Mr Simon Homes	
6103/01/001	Mr Sivachandrica Swamanthan	
4654/01/001	Mr Smith & Ms Bandry	
4321/01/002	Mr Stanley Fawilson	
6062/01/001	Mr Stefano Fabrizo	
4538/01/001	Mr Stephen Bland	
6033/01/001	Mr Stephen Foster	
4536/01/001	Mr Stephen Fuller	
6433/01/001	Mr Stephen RF Widberg	
6109/01/001	Mr Stephen Thomas	
6089/01/001	Mr Steven Jenkins	
6111/01/001	Mr Steven Voller	

Ref_Number	Name_of_Representor	Company_or_Organisation
4610/01/001	Mr Stewart Jamieson	
2203/01/001	Mr Stewart R Aston	
2202/01/001	Mr Stewart Samme	
4539/01/001	Mr Stuart Hills	
6086/01/001	Mr Stuart Hughes	
6087/01/001	Mr Suad Ibrahim	
6143/01/001	Mr T & V Murphy & Todd	
6115/01/001	Mr T C Walls	
6116/01/001	Mr T Corry	
6118/01/001	Mr T E J Clarke	
6119/01/001	Mr T Fitzgibbon	
6120/01/001	Mr T Fuller	
6149/01/001	Mr T H Skinner	
6148/01/001	Mr T J Rowe	
6035/01/001	Mr T M Winter	
6142/01/001	Mr T McCulloch	
6146/01/001	Mr T Patel	
4755/01/001	Mr T Sherrin	
4493/01/001	Mr Terrence Flynn	
6154/01/001	Mr Terrie Thorpe	
6117/01/001	Mr Thomas Dare	
4295/01/001	Mr Thomas Duddy	
6121/01/001	Mr Thomas Haig	
6128/01/001	Mr Tony Ridley	
6114/01/001	Mr Toufak Ahangan	
2226/01/001	Mr V Coutt	
4649/01/001	Mr W Crawford	
6156/01/001	Mr W J Boatwright	
6159/01/001	Mr W P Crouch	

Ref_Number	Name_of_Representor	Company_or_Organisation
6158/01/001	Mr W R Lucas	
4772/01/001	Mr W Warricker	
4483/01/001	Mr Wayne Brennan	
5612/01/001	Mr Weston-White	
6161/01/001	Mr Wilmsby	
6157/01/001	Mr Winifred Reginald Harrington	
6076/01/001	Mr Y & V Rashore & Shekhart	
6164/01/001	Mr Z Aukati	
6104/01/001	Mrs A Bateman	
4644/01/001	Mrs A Brudenell	
2355/01/001	Mrs A C Kidman	
6172/01/001	Mrs A M Morgan-Rees	
6176/01/001	Mrs A M Porter	
6167/01/001	Mrs A Martin	
4646/01/001	Mrs A Perissinotto	
6141/01/001	Mrs A Phillips	
6178/01/001	Mrs A Slonina	
1723/01/001	Mrs Ann Hatherill	
6129/01/001	Mrs Ann Hewitt	
6168/01/001	Mrs Ann Mayhew	
2356/01/001	Mrs Anne Devereux	
6170/01/001	Mrs Anne E McSweeney	
1730/01/001	Mrs Audrey Smith	
3200/02/001	Mrs B Burkin	
8868/01/001	Mrs B Hsuanes	
2309/01/001	Mrs B Kay	
2354/01/001	Mrs B Page	
4583/01/001	Mrs Barbara Clearey	
6045/01/001	Mrs Beryl Logan	

Ref_Number	Name_of_Representor	Company_or_Organisation
1768/01/001	Mrs Beverley Perkins	
5562/01/001	Mrs Brenda Baker	
6184/01/001	Mrs Brenda Duthie	
1852/01/001	Mrs Brenda Morgan	
6204/01/001	Mrs C A Piper	
6097/01/001	Mrs C Carr	
6205/01/001	Mrs C Clarke	
6036/01/001	Mrs C E Murphy	
6130/01/001	Mrs C Halley	
6206/01/001	Mrs C Hughes	
6202/01/001	Mrs C L Bala	
6207/01/001	Mrs C McCrory	
4652/01/001	Mrs C Mitchell	
6105/01/001	Mrs C P Higgs	
6147/01/001	Mrs C Runnacles	
6208/01/001	Mrs C Smith	
6144/01/001	Mrs Chantelle Hancocks	
1690/02/001	Mrs Christine Clark	
6041/01/001	Mrs Christine McBain	
2881/01/002	Mrs Cordella King	
6046/01/001	Mrs D A Poore	
6209/01/001	Mrs D J Rackley	
6210/01/001	Mrs D Mehmet	
6185/01/001	Mrs Deborah Banjo	
6212/01/001	Mrs E A Blackwell	
6221/01/001	Mrs E Bird	
6214/01/001	Mrs E Bristow	
6216/01/001	Mrs E J Johnny	
6123/01/001	Mrs E J Latham	

Ref_Number	Name_of_Representor	Company_or_Organisation
6217/01/001	Mrs E Proctor	
6213/01/001	Mrs E R Bligh	
6218/01/001	Mrs E Stapley	
6073/01/001	Mrs E V Baldwin	
6220/01/001	Mrs E Westerkamp	
5561/01/001	Mrs Elaine Binge	
6047/01/001	Mrs Elaine Connor	
6219/01/001	Mrs Elizabeth Walklate	
6215/01/001	Mrs Ellen Jarman	
6019/01/001	Mrs Eva Colley	
7478/02/001	Mrs F.J. Cornish	
6075/01/001	Mrs Fiona Daukes	
6222/01/001	Mrs Francis Ibe	
5567/01/001	Mrs Freda Lamb	
6223/01/001	Mrs G C Foster	
6224/01/001	Mrs G D Crouch	
6227/01/001	Mrs G Hewish	
6229/01/001	Mrs G Lombard	
6228/01/001	Mrs G M Jones	
5546/01/001	Mrs G Silk	
6230/01/001	Mrs G Williams	
4590/01/001	Mrs Gillian Smith	
6038/01/001	Mrs Gowan	
6225/01/001	Mrs Grace Everard	
6231/01/001	Mrs H Holnes	
6150/01/001	Mrs I J Row	
6151/01/001	Mrs I L Ware	
6048/01/001	Mrs J A Salmon	
6233/01/001	Mrs J C Blakeq	

Ref_Number	Name_of_Representor	Company_or_Organisation
6375/01/001	Mrs J C Fitt	
5549/01/001	Mrs J Geeson	
5326/01/001	Mrs J Groom	
2236/01/001	Mrs J Hill	
3952/02/001	Mrs J Jeffery-Reynolds	
6240/01/001	Mrs J Lindridge	
6237/01/001	Mrs J M Humphreys	
6241/01/001	Mrs J M Lane	
6242/01/001	Mrs J M Mitchell	
6244/01/001	Mrs J M Quickenden	
5551/01/001	Mrs J Payne	
6245/01/001	Mrs J Radford	
6132/01/001	Mrs J Rogers	
6049/01/001	Mrs J Smart	
6050/01/001	Mrs J Town	
6186/01/001	Mrs J V M Jones	
6247/01/001	Mrs J Warner-Chandler	
6106/01/001	Mrs Jackie Voller	
6078/01/001	Mrs Jane Norman	
2240/02/001	Mrs Janet Atkins	
6232/01/001	Mrs Janet Dekker	
2969/03/002	Mrs Janet Hills	
6305/01/001	Mrs Janet Muffett	
6234/01/001	Mrs Janice C Ellis	
6358/01/001	Mrs Jaqueline Daukes	
6236/01/001	Mrs Jayne Dimmock	
6020/01/001	Mrs Jean Lambert	
2921/01/001	Mrs Joan Motts	
6246/01/001	Mrs Joan Terry	

Ref_Number	Name_of_Representor	Company_or_Organisation
6239/01/001	Mrs Joyce Lewer	
2028/01/001	Mrs June Thorpe	
6051/01/001	Mrs K J Cox	
4777/01/001	Mrs K Shepherd	
6039/01/001	Mrs K T Redford	
2233/01/001	Mrs Karen Swain	
6249/01/001	Mrs Karen Wren	
6022/01/001	Mrs Karin Pomper	
6248/01/001	Mrs Kathleen Draper	
4558/01/001	Mrs Kim Rodgers	
6250/01/001	Mrs L E Jones	
4325/01/002	Mrs Lewzey	
6153/01/001	Mrs Lisa Byrne	
6251/01/001	Mrs M Barker	
6102/01/001	Mrs M Clements	
2245/02/001	Mrs M Cole	
6131/01/001	Mrs M F Walls	
6261/01/001	Mrs M F Ziolek	
6139/01/001	Mrs M Farrow	
6254/01/001	Mrs M Fosbrook	
6252/01/001	Mrs M G Dermer	
6024/01/001	Mrs M Herbert	
6025/01/001	Mrs M James	
6160/01/001	Mrs M K Quick	
6256/01/001	Mrs M Nelli	
6258/01/001	Mrs M R Griffith	
5451/01/001	Mrs M Robson	
6134/01/001	Mrs M Stuchbery	
6260/01/001	Mrs M Tucker	

Ref_Number	Name_of_Representor	Company_or_Organisation
2676/01/001	Mrs M Walsh	
6257/01/001	Mrs Margaret Preece	
6052/01/001	Mrs Marion Lang	
6253/01/001	Mrs Mary Derouet	
6255/01/001	Mrs Maureen Hunt	
2307/01/001	Mrs Maureen Wood	
6263/01/001	Mrs N McCarthy	
6264/01/001	Mrs Niven	
2037/01/001	Mrs Norma	
6266/01/001	Mrs P A Waight	
6269/01/001	Mrs P Boulter	
6267/01/001	Mrs P D Bodemeaid	
6273/01/001	Mrs P E Patterson	
6098/01/001	Mrs P Howell	
6276/01/001	Mrs P J Barnes	
6133/01/001	Mrs P Kingsworth	
5956/01/001	Mrs P Luly	
6080/01/001	Mrs P Marsh	
6277/01/001	Mrs P Shepherd	
6278/01/001	Mrs P Skinner	
6280/01/001	Mrs Patel	
6271/01/001	Mrs Paulette Deroche	
2034/01/001	Mrs P-E Farrow	
6281/01/001	Mrs R A Davis	
4598/01/001	Mrs R A Fish	
6284/01/001	Mrs R Lynton	
3205/02/001	Mrs R Merson	
3310/01/001	Mrs R Oliviera	
2306/01/001	Mrs Rebecca Palmer	

Ref_Number	Name_of_Representor	Company_or_Organisation
6282/01/001	Mrs Rita Goodfellow	
6279/01/001	Mrs Rosemary Edgar	
6283/01/001	Mrs Rosemary Rabin	
6259/01/001	Mrs Ruth Wright	
6287/01/001	Mrs S Brown	
6291/01/001	Mrs S F Brown	
6293/01/001	Mrs S Fox	
6162/01/001	Mrs S Holliman	
6285/01/001	Mrs S Kajdi	
5560/01/001	Mrs S M Howard	
6262/01/001	Mrs S M Oliver	
6296/01/001	Mrs S Maleros	
6298/01/001	Mrs S Marchbank	
6300/01/001	Mrs S McGibbon	
2210/01/001	Mrs S Miller	
6289/01/001	Mrs S P Button	
6304/01/001	Mrs S Postans	
6286/01/001	Mrs S Stoten	
6288/01/001	Mrs S Uwins	
3035/01/002	Mrs Sally Jones	
3030/01/001	Mrs Sonia Jacobs	
4766/01/001	Mrs Sukul-Lennard	
2044/01/001	Mrs Susan Hunt	
4607/01/001	Mrs Susan Morris	
2235/01/001	Mrs T Devine	
6308/01/001	Mrs T K Carter	
6265/01/001	Mrs T L Jackson	
4604/01/001	Mrs Theresa Cooper	
2206/01/001	Mrs Thomas	

Ref_Number	Name_of_Representor	Company_or_Organisation
2229/02/001	Mrs Tracey L Homes	
6183/01/001	Mrs V Atkins	
6311/01/001	Mrs V Cameron	
6040/01/001	Mrs V Hamilton	
6199/01/001	Mrs V Mitchell	
4780/01/001	Mrs V Paterson	
6313/01/001	Mrs Valerie Ellis	
6290/01/001	Mrs Valerie Wren	
6315/01/001	Mrs Vera Moorman	
4581/01/001	Mrs Wendy Miller	
6318/01/001	Mrs Wendy Mulcaster	
4786/01/001	Mrs Williams	
6026/01/001	Mrs Winifred Walton	
6136/01/001	Mrs Y Stotter	
3863/01/001	Mrs Yvonne Burr	
6320/01/001	Ms & Ms Janice & Jean Green	
6326/01/001	Ms A Juror	
4647/01/001	Ms A Potts	
6327/01/001	Ms Amy Mitchell	
6329/01/001	Ms Ana Westcott	
6328/01/001	Ms Angela Wainsborough	
2311/01/001	Ms Ann Brazier	
6323/01/001	Ms Audrey E Hays	
4650/01/001	Ms B Stammers	
6333/01/001	Ms B Walta	
6336/01/001	Ms C Farquhar	
6334/01/001	Ms Caterina Bernardini	
6340/01/001	Ms Claire Ridley	
4751/01/001	Ms D Allen	

Ref_Number	Name_of_Representor	Company_or_Organisation
4717/01/001	Ms D Sealey	
4789/01/001	Ms D Taylor	
2910/01/001	Ms Debbie Butler	
6343/01/001	Ms Deborah Xiaris	
6345/01/001	Ms Diane Brooks	
6341/01/001	Ms Dianne Sheen	
6348/01/001	Ms E E Jones	
3899/01/001	Ms E Rudduck	
6353/01/001	Ms E Wren	
6352/01/001	Ms Elaine Wilson	
6351/01/001	Ms Elizabeth Kennedy	
6354/01/001	Ms Fay Aukati	
6365/01/001	Ms G Fiteni	
3536/01/002	Ms H Conquy	
4724/01/001	Ms H Mitchell	
1818/01/001	Ms Hazel Jordan	
6372/01/001	Ms I Southaus	
6370/01/001	Ms Indira Patel	
4730/01/001	Ms J Avery	
4804/02/001	Ms J Lloyd	
4773/01/001	Ms J Westbrook	
6380/01/001	Ms Jacqueline Joyce	
2499/01/001	Ms Jean I. Jennings	
6377/01/001	Ms Joanne Davis	
5311/01/001	Ms K Mitchell	
4519/01/001	Ms Lyn Devine	
3866/02/001	Ms M Gibson	
4749/01/001	Ms M Riley	
4770/01/001	Ms M Walkley	

Ref_Number	Name_of_Representor	Company_or_Organisation
6390/01/001	Ms Marcia Lawrence-Howard	
6387/01/001	Ms Margaret Lynne Jones	
6342/01/001	Ms Marian Jones	
6391/01/001	Ms Mary Totterdell	
6401/01/001	Ms Nera A Huntley	
3979/02/001	Ms Olive Anne Bowyer	
6394/01/001	Ms P Moeckli	
2890/01/002	Ms Rosina Jones	
6398/01/001	Ms S & T Payne & Logan	
4760/01/001	Ms S Al-Ani	
3307/01/001	Ms S Beer	
3978/02/001	Ms S Ikpa	
3399/01/001	Ms S Knight	
4761/01/001	Ms S Reynolds	
4768/01/001	Ms S Roberts	
6395/01/001	Ms Sally Anderson	
6396/01/001	Ms Sarah Green	
6421/01/001	Ms Sharon Sevaby	
2310/01/001	Ms Susan A Costar	
6445/01/001	Ms Urvasa Doshi	
4743/01/001	Ms V Kleckova	
4758/01/001	Ms Y Browne	
2134/01/001	N Mayne	
6389/01/001	Navenka Ross	
4523/01/001	Nicola Turk	
6268/01/001	Ning Singh	
5238/01/001	Norma Bond	
2119/01/001	Oliver & Amanda Lewin	
2143/01/001	P & B Beroff	

Ref_Number	Name_of_Representor	Company_or_Organisation
8988/01/001	P Dennis	
6173/01/001	P Digby	
3335/01/001	P Gathercole	
6403/01/001	P Heather	
2104/01/001	P Wischtime	
2138/01/001	P. A Dalton	
2113/01/001	P. A. L Tiran	
8869/01/001	PA, NA, M Miller & Nasri	
4477/01/001	Pam Zanelli	
6179/01/001	Pat Seymour	
6360/01/001	Patricia Coe	
2145/01/001	Paul Vernon & Natalie Payne	
6182/01/001	Pauline Tate	
2125/01/001	Peter Kelly	
8997/01/001	Pipsy Duffy	
6427/01/001	R A & S Worthy	
6043/01/002	R M Butcher	
6349/01/001	R Northwood	
6404/01/001	R R & N W Stevens	
2130/01/001	R. J Harris	
2136/01/001	R. W. Taylor	
6309/01/001	Rachael Anderson	
6384/01/001	Rachel Thomas	
6386/01/001	Rebecca & Harvey O'Neal	
8877/01/001	Rebecca Craven	
6373/01/001	Rebecca Haig	
6347/01/001	Rebecca Kelly	
6099/01/001	Robina Hasan	
6364/01/001	Robyn White	

Ref_Number	Name_of_Representor	Company_or_Organisation
4438/01/001	Roda Caroll	
5566/01/001	Rosanne Hammond	
6366/01/001	S D Odell	
6367/01/001	S M Westcott	
6431/01/001	S Manlessfield	
6439/01/001	S, J & M Foley	
6424/01/001	S, T, T & D Ologbenla	
6034/01/001	SA Harris	
2076/03/001	Sally Knowler	
2159/01/001	Sam Kite	
6270/01/001	Sara Wardle	
4470/01/001	Sarah Belaon	
5445/01/001	Sarah Belaon	
6381/01/001	Sarah Haig	
2045/01/001	Sarah Papas	
4427/01/001	Sarah Roberts	
6032/01/001	Sattee Ashby	
6127/01/001	Shelly T Thomas	
2392/01/001	Shirley P Trimmer	
5297/01/001	Shui & Kam Lai & Chuen	
4609/01/001	Sima Acharya	
2234/01/001	Sonia Jade	
6057/01/001	Stephanie Moore	
2067/01/001	Stephen Baker	
2442/01/001	Stuart & Vicky Ford	
6383/01/001	Susan Haig	
2105/01/001	Susan Lidgley	
6350/01/001	Susan Norman	
6028/01/001	Susan Sellwood	

Ref_Number	Name_of_Representor	Company_or_Organisation
3380/02/001	Sylvia Dibbs	
6113/01/001	T & C Myint	
6436/01/001	T & S Breen	
5588/01/001	T Bradbury	
6064/01/001	T Culmar	
6274/01/001	T S Sekhon	
4611/01/001	Tessa McLean	
4765/01/001	The Cooper Family	
4776/01/001	The Corry Family	
4595/01/001	The Curran Family	
4645/01/001	The Curtis Family	
4784/01/001	The Emin Family	
4767/01/001	The Manuel Family	
6392/01/001	The Occupier Of	
4473/01/001	Tracey Cox	
2038/01/001	Tracey Greenwood	
4478/01/001	Tracey North	
4471/01/001	Tracey Willis	
6363/01/001	Tracy Elliott	
6437/01/001	TS Sekkon	
6044/01/001	V Skinner	
2039/01/001	Valerie Bradbury	
6029/01/001	Veronica Marnell	
5447/01/001	Vicki Stevens	
4439/01/001	Victoria Fisher	
8870/01/001	Vilma Hawkins	
2437/01/001	Vivienne Brown	
6018/01/001	VS Chapman	
6379/01/001	W Godfrey	

Ref_Number	Name_of_Representor	Company_or_Organisation
6275/01/001	W P Carter	
6069/01/001	W R Waite	
6101/01/001	Wendy Goppy	
4582/01/001	Wendy Williamson	
2440/01/001	Wendy, Simopn & Mark Dickins	
6272/01/001	Yvonne Gaspard	
6058/01/001	Yvonne Marchant	
6310/01/001	Zussana Begum	

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

**\_Standard rep 2-A**

1682/02/001	A Arbisman
7125/01/001	A Barnett
6450/01/001	A Bocano
2253/01/001	A Lawson
6494/01/001	A M Conwell
6615/01/001	A Mason
6500/01/001	A Stone
6435/01/001	Abbie Ewen
6451/01/001	Adrian Sanmogan
2085/01/001	Alex Allman
6510/01/001	Alhaji Jalloh
6613/01/001	Aliaksandr Kasiak
6558/01/001	Alison Loveless
6406/01/001	Alison Pay
6438/01/001	Amanda Igibum
6407/01/001	Amanda Nielson
7126/01/001	Amanda Norman
6967/01/001	Aminata Barrie
6557/01/001	Angela Laycock
2111/01/001	Anita Wood
6970/01/001	Anjum Gomes
7010/01/001	Ann Carpenter
6969/01/001	Anna Collins
6556/01/001	Anna Kirton
6740/01/001	Anne Edwards
7075/01/001	Anne Wall
6408/01/001	Antoinette Miller

Ref_Number	Name_of_Representor	Company_or_Organisation
2312/01/001	B C Gardner	
6622/01/001	B Cahill	
6624/01/001	B Hamill	
7076/01/001	B McLean	
4311/01/001	Barbara Cook	
6560/01/001	Brenda Walsh	
2295/01/001	Bryan Howell	
6525/01/001	C Jowos	
6460/01/001	C Mclip	
6881/01/001	Carol Richards	
6629/01/001	Carolyn Lumb	
6462/01/001	Charlotte Pay	
1958/01/001	Chris Farlow	
1857/02/001	Christian Lewis	
6563/01/001	Christine Brooks	
7127/01/001	Christine Brown	
6410/01/001	Christine Carter	
6742/01/001	Christine Caselton	
1779/02/001	Christine Wells	
6562/01/001	Claire Adams	
3371/02/001	Claire Corper	
3076/03/001	Claire Hunt	
6565/01/001	Clare Halfacre	
6880/01/001	Clare Pepper	
4616/01/001	CLlr Sue Bennett	Croydon Council
1684/03/001	Colin Ward	
6464/01/001	D A Fletchere	
6528/01/001	D E Chambers	
7129/01/001	D Hodges	

Ref_Number	Name_of_Representor	Company_or_Organisation
6648/01/001	D Louder	
6649/01/001	D Moore	
2385/01/001	David Bartlett	
1783/01/001	David Hilton	Think Business: Consultancy, Change Management & Investment
7013/01/001	Deborah Hill	
6465/01/001	Dominic Arope	
6466/01/001	Dreekie Dreekie	
6676/01/001	E Cannon	
5304/02/001	E V Cole	
7078/01/001	E Y Burley	
6656/01/001	Edwina Gomes	
7014/01/001	Elizabeth Holmes	
6745/01/001	Emilia Canelas	
6679/01/001	Emine Mustafa	
6746/01/001	Emma Ebert	
6412/01/001	Emma San Morgan	
6884/01/001	Evaldas Navikas	
6681/01/001	Evlett Woodhouse	
6470/01/001	F Bullie	
6473/01/001	F Ward	
6800/01/001	Faye De Souza	
6441/01/001	Georgina Butac	
6688/01/001	Girish Jethwa	
6886/01/001	Grace Wey	
7080/01/001	Hannah Abdo	
6480/01/001	Haris F	
6747/01/001	Harriet Van Heerden	
6658/01/001	Helen Froude	
6442/01/001	Helen Kennedy	

Ref_Number	Name_of_Representor	Company_or_Organisation
6660/01/001	Helen Tucker	
6455/01/001	I S Manson	
6839/01/001	J D Moore	
2373/01/001	J E Askew	
6536/01/001	J Pearcy	
2372/01/001	J Samuels	
6538/01/001	J Stanhope	
6485/01/001	J W Stephenson	
2413/01/001	Jade Bowey	
6748/01/001	Janet Fleming	
6758/01/001	Janet Scott	
8827/01/001	Jen Boney	
7020/01/001	Jeni Sears	
6803/01/001	Joanna Hinkley	
7081/01/001	Judy Easton	
7016/01/001	Judy Noble	
6444/01/001	Julia Holloway	
6760/01/001	Julie Tancred	
7084/01/001	Jullian Meade	
7017/01/001	June Paley	
6841/01/001	K Higgs	
6491/01/001	K R Brooks	
6815/01/001	K T Townsend	
2336/01/001	K Waterhouse	
7021/01/001	Karen Cobb	
6813/01/001	Kemal Gok	
6887/01/001	Kirsty French	
6446/01/001	Kristina Toffi	
6493/01/001	Kyproulla Adair	

Ref_Number	Name_of_Representor	Company_or_Organisation
6893/01/001	L Annon	
6871/01/001	L Gaish	
6497/01/001	L H Holloway	
6817/01/001	L K Hart	
6819/01/001	L Lau	
6499/01/001	L P Stephenson	
6414/01/001	Laura Dang	
7024/01/001	Laura Pearcy	
6917/01/001	Linda Osmond	
7131/01/001	Lola Lewis	
6891/01/001	Lorraine Goody	
7135/01/001	Lorraine Murphy	
7138/01/001	Lorraine Williams	
2539/02/001	Lydia Benady	
2114/01/002	Lynda Budd	
6415/01/001	Lynn Jones	
6691/01/001	M Lockyear	
6899/01/001	M P Persaud	
2252/01/001	M Popejoy	
6505/01/001	M Wynter	
7088/01/001	Margaret Ann Hurle	
2386/01/001	Margaret Bartlett	
7086/01/001	Maria Barrow	
7087/01/001	Mariya S Dimitrova	
6820/01/001	Marwan Abdo	
6506/01/001	Me E Appiah	
6898/01/001	Merride Minogue	
7025/01/001	Michelle Torres Ward	
6481/01/001	Miss Amanda Holden	

Ref_Number	Name_of_Representor	Company_or_Organisation
6508/01/001	Miss Aminah Chaudhry	
6483/01/001	Miss Amy Scott	
6484/01/001	Miss Bobbi-Lee Storey	
6509/01/001	Miss Christabel Nazareth	
6486/01/001	Miss E Black	
6511/01/001	Miss E Davies	
6514/01/001	Miss Emily Williams	
6516/01/001	Miss G Gavin	
6685/01/001	Miss G Hodson	
6515/01/001	Miss Georgia Dix	
6520/01/001	Miss J Okenham	
2224/03/001	Miss Jennifer Macdonald	
3155/02/001	Miss Julie Green	
6518/01/001	Miss Julie Morris	
6519/01/001	Miss Julie Murphy	
6521/01/001	Miss Komal Patel	
1939/01/001	Miss Laura Farlow	
2558/02/001	Miss Margaret A Williams	
6522/01/001	Miss O Baines	
6524/01/001	Miss Shanice Morris	
6527/01/001	Miss Susan Ridenton	
6448/01/001	Miss Tina Ewane	
7074/01/001	Mr & Miss Andrew & Alexandra Todd & Milton	
6517/01/001	Mr & Miss Mark & Gillian Tills & Teasdale	
4147/02/001	Mr & Mrs A Catherall	
6570/01/001	Mr & Mrs A Thomas	
6489/01/001	Mr & Mrs Andrew & Hazel Douglas	
7123/01/001	Mr & Mrs Angus & Janet MacKinnon	
3895/02/001	Mr & Mrs Asfahani	

Ref_Number	Name_of_Representor	Company_or_Organisation
3895/03/001	Mr & Mrs Asfahani	
6531/01/001	Mr & Mrs C & S Beddoes	
3404/02/001	Mr & Mrs Cyril Nazareth	
3404/03/001	Mr & Mrs Cyril Nazareth	
6566/01/001	Mr & Mrs D R Newcombe	
6571/01/001	Mr & Mrs David & Rosina Tubb	
2947/02/001	Mr & Mrs F & G Economides	
6720/01/001	Mr & Mrs F Perry	
4821/02/001	Mr & Mrs Farnell	
4821/03/001	Mr & Mrs Farnell	
6492/01/001	Mr & Mrs Francis	
6551/01/001	Mr & Mrs Frank & Janet Jimenez	
6534/01/001	Mr & Mrs G & J Buxton	
6537/01/001	Mr & Mrs J & C Buxton	
6548/01/001	Mr & Mrs J Clark	
5479/02/001	Mr & Mrs J D C Bolding	
2395/01/001	Mr & Mrs JH & JE Whitman	
6555/01/001	Mr & Mrs M Luckhurst	
6559/01/001	Mr & Mrs M Spence	
6561/01/001	Mr & Mrs Mark	
6553/01/001	Mr & Mrs N Kinney	
6568/01/001	Mr & Mrs P & F Robins & Pickering	
6564/01/001	Mr & Mrs P Matthews	
3926/03/001	Mr & Mrs Peter & Brenda Mullings	
6490/01/001	Mr & Mrs Piccolino	
6540/01/001	Mr & Mrs S Denham	
6569/01/001	Mr & Mrs S Tole	
2939/02/001	Mr & Mrs VS & VL Balendran	
7190/01/001	Mr & Ms Adam & Victoria Brocking & Fisher	

Ref_Number	Name_of_Representor	Company_or_Organisation
6586/01/001	Mr & Ms Angus & Olivia Macdonald & Bloom	
6882/01/001	Mr & Ms K & S Dixon & Foreman	
6385/02/001	Mr & Ms S & M Bayes & Langdon	
6572/01/001	Mr A Ahangari	
6577/01/001	Mr A D McKelvey	
6498/01/001	Mr A E Jenkinson	
6574/01/001	Mr A M Buck	
6587/01/001	Mr A MacKinnon	
6616/01/001	Mr A McCarthy	
4256/01/001	Mr A Patel	
4258/01/001	Mr A Simmonds	
4260/01/001	Mr A Tuggey	
6590/01/001	Mr A Whiteing	
6573/01/001	Mr Adam Andrews	
6584/01/001	Mr Adam Lapinski	
6575/01/001	Mr Alan Clark	
6495/01/001	Mr Alan Easton	
6591/01/001	Mr Alan Joffroy	
6580/01/001	Mr Alasdair James	
6533/01/001	Mr Alessio Piccolino	
6579/01/001	Mr Alex Griffiths	
6618/01/001	Mr Alex Thomas	
6582/01/001	Mr Alfie Joffry	
6581/01/001	Mr Amit Jethwa	
6576/01/001	Mr Andrew Curtis	
6583/01/001	Mr Andrew Johnson	
6578/01/001	Mr Andy Ellis	
6454/01/001	Mr Anoop Sugunan	
6554/01/001	Mr Anthony Barrow	

Ref_Number	Name_of_Representor	Company_or_Organisation
6592/01/001	Mr Ashish Jethwa	
6588/01/001	Mr Ashok Pillai	
6593/01/001	Mr B Black	
6456/01/001	Mr B Goberdhan	
6626/01/001	Mr B L Murphy	
6594/01/001	Mr Barry Cawley	
6621/01/001	Mr Barry E Bruce	
4235/01/001	Mr Bernard White	
6513/01/001	Mr Bradley Halfacre	
6409/01/001	Mr Brian Charles Small	
6512/01/001	Mr Brian Fleming	
6595/01/001	Mr Brian Kinney	
6523/01/001	Mr Brian Matthews	
6597/01/001	Mr Brown	
6596/01/001	Mr Bruce Scott	
6611/01/001	Mr C B Simpson	
6599/01/001	Mr C Bocano	
6600/01/001	Mr C E Jewson	
6606/01/001	Mr C Houslu & Brely	
1872/02/001	Mr C Johnson	
6526/01/001	Mr C Lawrence	
6608/01/001	Mr C M Wicks	
4264/01/001	Mr C Muir	
6610/01/001	Mr C Petty	
6604/01/001	Mr C S Higgs	
6612/01/001	Mr C Smith	
6614/01/001	Mr C Stanhope	
6627/01/001	Mr Carl Denham	
6619/01/001	Mr Carl Nielson	

Ref_Number	Name_of_Representor	Company_or_Organisation
6535/01/001	Mr Charles Noble	
6463/01/001	Mr Chetan Shah	
6609/01/001	Mr Christopher Noble	
6601/01/001	Mr Claus Groth-Andersen	
6617/01/001	Mr Clifton Williams	
6603/01/001	Mr Colin Harman	
4701/02/001	Mr Colin Pereira	
3434/02/001	Mr D Abdo	
6631/01/001	Mr D Brown	
6633/01/001	Mr D Carter	
5545/02/001	Mr D Jenner	
6653/01/001	Mr D Kirton	
6655/01/001	Mr D Lapinski	
6665/01/001	Mr D Oliver	
6647/01/001	Mr D P Hurburgh	
6667/01/001	Mr D Saundes	
6668/01/001	Mr D Shes	
6671/01/001	Mr D Ward	
6662/01/001	Mr Dagmara Nogal	
6646/01/001	Mr Daniel Halfacre	
3381/02/001	Mr Daniel James	
6651/01/011	Mr Daniel Wellard	
3326/02/001	Mr Daniel Yip	
6640/01/001	Mr Darren Dix	
6650/01/001	Mr Darren Swain	
6672/01/001	Mr Darren Williams	
2251/02/001	Mr Dave Benham	
2251/01/001	Mr Dave Benham	
6652/01/001	Mr David Alan Jones	

Ref_Number	Name_of_Representor	Company_or_Organisation
6628/01/001	Mr David Bennett	
6634/01/001	Mr David Crossland	
6645/01/001	Mr David Gunning	
6641/01/001	Mr David H Harris	
6639/01/001	Mr David J Detaridge	
6654/01/001	Mr David Nunes	
3783/02/001	Mr David Stanhope	
6674/01/001	Mr David Woodhouse	
6675/01/001	Mr David Worle	
6678/01/001	Mr Dean Banks	
6625/01/001	Mr Dean Barnes	
6642/01/001	Mr Dimitar Galabov	
6659/01/001	Mr Duke McKenzie	
6644/01/001	Mr Duncan Horton	
6680/01/001	Mr E Bacchus	
6682/01/001	Mr E Brown	
6677/01/001	Mr E J Greenfield	
4272/01/001	Mr E Simmonds	
6689/01/001	Mr E Yip	
6717/01/001	Mr Ebert	
6686/01/001	Mr Eghan McHugh	
1965/01/002	Mr Eric Knowler	
6687/01/001	Mr Ethan Purcell	
6684/01/001	Mr Evren Halil	
5591/02/001	Mr F Mushtaq	
6718/01/001	Mr Fola Aiyeola	
6719/01/001	Mr Francis De Souza	
6723/01/001	Mr G Butac	
6690/01/001	Mr G C Tookey	

Ref_Number	Name_of_Representor	Company_or_Organisation
6724/01/001	Mr G Ferreira	
6728/01/001	Mr G Hales	
6722/01/001	mr G J Burt	
6730/01/001	Mr G Jones	
6733/01/001	Mr G Norfie	
6738/01/001	Mr G Sibley	
6683/01/001	Mr Gary Abbott	
4612/01/001	Mr Gary Fisher	
6416/01/001	Mr Gary Steward	
6736/01/001	Mr Geoff Percy	
6453/01/001	Mr George Bartlett	
6721/01/001	Mr George Beechey	
6726/01/001	Mr George Gavin	
6934/01/001	Mr Graham Murphy	
6417/01/001	Mr Graham Newnham	
4277/01/001	Mr H Bhanji	
6749/01/001	Mr H Bittner	
6750/01/001	Mr H G Field	
6752/01/001	Mr H Moore	
6753/01/001	Mr H Orton	
6754/01/001	Mr Harris	
1979/01/002	Mr Harry Farlow	
6755/01/001	Mr H-C Lano	
6751/01/001	Mr Henry Man	
3549/01/002	Mr I Haines	
6756/01/001	Mr Ian Frongs	
6757/01/001	Mr Ian Johnson	
6759/02/001	Mr Ian Kibble	
6759/01/001	Mr Ian Kibble	

Ref_Number	Name_of_Representor	Company_or_Organisation
6776/01/001	Mr Ian Locke	
4614/01/001	Mr Ian MacDonald	
6779/01/001	Mr Ian Macdonald	
3498/03/001	Mr Ian Marsh	
6785/01/001	Mr Ian Paterson	
6786/01/001	Mr Ian Seal	
6790/01/001	Mr Ian Wathen	
6791/01/001	Mr Ian Wey	
6844/01/001	Mr Ionel B Armen	
6799/01/001	Mr J A Carter	
6792/01/001	Mr J Armstrong	
6853/01/001	Mr J B Newman	
6794/01/001	Mr J Benham	
6796/01/001	Mr J Bocano	
6798/01/001	Mr J Burke	
6814/01/001	Mr J Canelas	
6816/01/001	Mr J Cox	
2165/02/001	Mr J G Warlow	
6829/01/001	Mr J Holderness	
6831/01/001	Mr J Hopkins	
6835/01/001	Mr J M Miller	
6837/01/001	Mr J M Smith	
6838/01/001	Mr J McKay	
6855/01/001	Mr J Patel	
6861/01/001	Mr J Pretorius	
4205/02/001	Mr J Tenten	
6873/01/001	Mr J Tye	
6802/01/001	Mr Jack Clive	
6869/01/001	mr Jack Stone	

Ref_Number	Name_of_Representor	Company_or_Organisation
6840/01/001	Mr Jack Tucker	
5649/02/001	Mr James Milmo	
6878/01/001	Mr Jami Joseph	
6795/01/001	Mr Jared Blundell	
6413/01/001	Mr Jason Burke	
6413/02/001	Mr Jason Burke	
6833/01/001	Mr Jay Knibbs	
6854/01/001	Mr Jay Patel	
6867/01/001	Mr Jinal Shah	
3506/02/001	Mr John Albert	
6457/01/001	Mr John Bowman	
6797/01/001	Mr John Boyd	
6801/01/001	Mr John Caselton	
6818/01/001	Mr John Edwards	
6821/01/001	Mr John Fitzgibbon	
3002/02/001	Mr John Hitchcock	
4155/02/001	Mr John Male	
6809/01/001	Mr John Maslen	
6810/01/001	Mr John Meade	
3355/02/001	Mr John Mullis	
6863/01/001	Mr John Read	
6872/01/001	Mr John To	
6825/01/001	Mr Jon Fox	
6857/01/001	Mr Jonathan Pike	
6875/01/001	Mr Jordan White	
6879/01/001	Mr Jose Pavon-Lopez	
6811/01/001	Mr Joshua Remon	
6459/01/001	Mr K Anderson	
6883/01/001	Mr K H Yip	

Ref_Number	Name_of_Representor	Company_or_Organisation
6890/01/001	Mr K Meguani	
2223/02/001	Mr K Panton	
4329/01/001	Mr K Patel	
3937/01/002	Mr Keith Derringer	
6892/01/001	Mr Keith Turner	
6885/01/001	Mr Ken J McKelvey	
3758/02/001	Mr Kenneth Palmer	
6895/01/001	Mr Kiely & L Harden	
6812/01/002	Mr Kiran Bali	
6845/01/001	Mr L Gavin	
6897/01/001	Mr L Hellens	
6901/01/001	Mr L McKenzie	
6902/01/001	Mr L Nicholas	
6904/01/001	Mr L Whiteing	
6539/01/001	Mr Lawrence Hughes	
3582/02/001	Mr Leeroy Purcell	
6905/01/001	Mr Lesley G Wilson	
6843/01/001	Mr Lewis Adams	
6903/01/001	Mr Lukasz Polek	
6894/01/001	Mr Luke Bassett	
6822/01/001	Mr M A Freyone	
6922/01/001	Mr M B Jones	
2031/01/001	Mr M Bishop	
6918/01/001	Mr M Buchanan	
6542/01/001	Mr M D Hudson	
5705/02/001	Mr M Follows	
5705/03/001	Mr M Follows	
6920/01/001	Mr M Hodges	
5081/02/001	Mr M Hughes	

Ref_Number	Name_of_Representor	Company_or_Organisation
6921/01/001	Mr M Jeffries	
6925/01/001	Mr M Stiasny	
6926/01/001	Mr M Suryanantha	
6930/01/001	Mr M Tills	
4615/01/001	Mr Malcom Holmes	
6418/01/001	Mr Malcom Thomas	
6931/01/001	Mr Malin Smith & Corr	
3546/02/001	Mr Mark Hawkins	
6923/01/001	Mr Mark Simon	
6929/01/001	Mr Mark Thomas	
6932/01/001	Mr Martin Arenas	
6896/01/001	Mr Martin Gibson	
6529/01/001	Mr Martin Mooney	
6924/01/001	Mr Martin Spiers	
6692/01/001	Mr Martin Stone	
6908/01/001	Mr Martin Walsh	
6928/01/001	Mr Matt Thomas	
6906/01/001	MR Michael Brown	
6502/01/001	Mr Michael G Hancock	
1272/02/001	Mr Michael Hewish	Shirley Oaks Management Limited
6900/01/001	Mr Michael Small	
6530/01/001	Mr Michael Tenten	
4738/03/001	Mr Michael Wilson	
6620/01/001	Mr Mohammad Aslam Chaudhry	
6937/01/001	Mr N Jones	
6693/01/001	Mr N Oliver	
6941/01/001	Mr N Patel	
6935/01/001	Mr Naveeda Anwar	
6945/01/001	Mr Neil Williams	

Ref_Number	Name_of_Representor	Company_or_Organisation
6943/01/001	Mr Nigel Williams	
6946/01/001	Mr Oliver Scott	
6947/01/001	Mr Owen Thomas	
6959/01/001	Mr P Boakes	
6828/01/001	Mr P F Robinson	
6981/01/001	Mr P G Twyman	
6964/01/001	Mr P Harris	
6966/01/001	Mr P Hill	
6968/01/001	Mr P Hughes	
6827/01/001	Mr P J Mander	
5951/03/001	Mr P J Marshall	
5951/02/001	Mr P J Marshall	
5951/04/001	Mr P J Marshall	
6972/01/001	Mr P Manson	
6979/01/001	Mr P Siventhiran	
5950/02/001	Mr P W Groom	
6957/01/001	Mr Parveen Ali	
6949/01/001	Mr Paul Adams	
6982/01/001	Mr Paul Dudley	
6824/01/001	Mr Paul Foley	
6975/01/001	Mr Paul Murphy	
6990/01/010	Mr Paul Scott	
6762/01/001	Mr Paul Stenning	
6467/01/001	Mr Paul Vernon	
6977/01/001	Mr Perry Robjant	
6962/01/001	Mr Peter Fillingham	
6826/01/001	Mr Peter Lumb	
6980/01/001	Mr Peter Tayler	
6983/01/001	Mr Philip Cark	

Ref_Number	Name_of_Representor	Company_or_Organisation
6823/01/001	Mr Philip Carpenter	
6978/01/001	Mr Pravin Shah	
6910/01/001	Mr R D Bogazzi	
6876/02/001	Mr R DeSouza	
6987/01/001	Mr R Honeywood	
6988/01/001	Mr R Hurford	
6997/01/001	Mr R Jones	
6992/01/001	Mr R K Alderson	
4341/01/001	Mr R Mahon	
7265/01/001	Mr R Muralidaran	
6858/01/001	Mr R Saunders	
7002/01/001	Mr R Saut	
7006/01/001	Mr R Tarrant	
7012/01/001	Mr R Williams	
6874/01/001	Mr Ray Davy	
6984/01/001	Mr Richard Chambers	
7015/01/001	Mr Richard J Wood	
2049/01/002	Mr Richard L Porter	
6877/01/001	Mr Richard Rainey	
6423/01/001	Mr Robert Budd	
6985/01/001	Mr Robert Collins	
7009/01/001	Mr Robert Wheatley	
6915/01/001	Mr Robert White	
6856/01/001	Mr Ron Pizzey	
6986/01/001	Mr Roy Endersby	
6763/01/001	Mr Russell Adair	
7001/01/001	Mr Russell C Richards	
6911/01/001	Mr Ryan Buxton	
6999/01/001	Mr Ryan O'Sullivan	

Ref_Number	Name_of_Representor	Company_or_Organisation
7019/01/001	Mr S Bracegirdle	
2297/01/001	Mr S Chadha	
7034/01/001	Mr S Cruz	
7038/01/001	Mr S Eleftheriou	
7043/01/001	Mr S Eletheriou	
7046/01/001	Mr S Entwistle	
2905/07/001	Mr S F A Wilson	
7049/01/001	Mr S Harris	
6694/01/001	Mr S Hopkins	
6543/01/001	Mr S L Vincent	
6709/01/001	Mr S Lockett	
7044/01/001	Mr S M Burt	
7030/01/001	Mr S P Cox	
7037/01/001	Mr S P Dowie Chambers	
6711/01/001	Mr S Perrott	
4068/02/001	Mr S Soundararajan	
6862/01/001	Mr S Tucker	
7056/01/001	Mr S V Twyman	
7058/01/001	Mr Saggar	
6859/01/001	Mr Sayeed Anwar	
6860/01/001	Mr Shane Sanson	
7054/01/001	Mr Shera Ridge	
6994/01/001	Mr Simon Biggerstaff	
6695/01/001	Mr Simon Monahan	
6429/01/001	Mr Simon Pearce	
6469/01/001	Mr Spencer Weatherill	
7026/01/001	Mr Stephen Christdoulou	
6419/01/001	Mr Stephen Jacobs	
6708/01/001	Mr Stephen Kidd	

Ref_Number	Name_of_Representor	Company_or_Organisation
6832/01/001	Mr Steve Honan	
7041/01/001	Mr Steve Houslu	
7035/01/001	Mr Steve Plumstead	
7040/01/001	Mr Steven Hartwell	
6698/01/001	Mr Stuart Moore	
6700/01/001	Mr Stuart Osborne	
7051/01/001	Mr Sughnan Pirusholthaman	
7065/01/001	Mr T Allan	
6701/01/001	Mr T Burke	
7068/01/001	Mr T C Kirsch	
6727/01/001	Mr Terry Carpenter	
6117/02/001	Mr Thomas Dare	
7000/01/001	Mr Thomas Noga	
6432/01/001	Mr Thomas Spindlow	
7148/01/001	Mr Tim Rangecroft	
7071/01/001	Mr Tomasz Nogal	
6725/01/001	Mr Tony Beechey	
7072/01/001	Mr Tony To	
7077/01/001	Mr Trever Figgers	
7073/01/001	Mr Trevor Wilson	
7079/01/001	Mr Tyana Aiyeola	
7063/01/001	Mr Tyrene Aiyeola	
7083/01/001	Mr Tzy-Tau Wey	
7045/01/001	Mr Victor Cheng	
4618/01/001	Mr W Divall	
7092/01/001	Mr W Smith	
7093/01/001	Mr W Watrins	
7094/01/001	Mr Waveney Williams	
6764/01/001	Mr Wayne Bronnan	

Ref_Number	Name_of_Representor	Company_or_Organisation
7052/01/001	Mr Wayne Dix	
3480/02/001	Mr Wei Chang Yip	
2232/02/001	Mr William Baines	
2232/01/001	Mr William Baines	
7091/01/001	Mr William Davies	
6769/01/001	Mr William Postans	
6768/01/001	Mr Windsor J G Morris	
7095/01/001	Mr Y Patel	
7101/01/001	Mr Zain Anwar	
7053/01/001	Mr Zulfu Ocal	
7182/01/001	Mrs Abigail Jones	
7321/01/008	Mrs Ann Sebire	
7055/01/001	Mrs B A Field	
7096/01/001	Mrs B Curtis	
4583/02/001	Mrs Barbara Clearey	
7097/01/001	Mrs Bernice Williams	
7098/01/001	Mrs Beverley Wheatley	
7103/01/001	Mrs C Robinson	
6546/01/001	Mrs C S Tookey	
7099/01/001	Mrs C Wilson	
7102/01/001	Mrs Carol Boyd	
6545/01/001	Mrs Carolyn Browne	
2948/03/001	Mrs Carolyn Dare	
1690/03/001	Mrs Christine Clark	
6973/01/001	Mrs Clare Tenten	
2296/01/001	Mrs D Cook	
6547/01/001	Mrs D Reynolds	
1685/02/001	Mrs Dawn Keech	
7104/01/001	Mrs Deborah White	

Ref_Number	Name_of_Representor	Company_or_Organisation
7100/01/001	Mrs Donna Adams	
7111/01/001	Mrs E Johns	
7106/01/001	Mrs E Johns	
7107/01/001	Mrs E L Harris	
7114/01/001	Mrs E Murphy	
7114/02/001	Mrs E Murphy	
7115/01/001	Mrs E R Bourton	
6047/02/010	Mrs Elaine Connor	
7105/01/001	Mrs Elaine Day	
2032/01/001	Mrs Elizabeth Thomas	
6227/02/001	Mrs G Hewish	
6737/01/001	Mrs G L Wellard	
7003/01/001	Mrs G Patel	
4613/01/001	Mrs H Divall	
7108/01/001	Mrs H Griffiths	
7117/01/001	Mrs Hilary Waterhouse	
6960/01/001	Mrs I Hilton	
8825/01/001	Mrs J A Ben	
6048/02/001	Mrs J A Salmon	
7057/01/001	Mrs J Abbott	
7059/01/001	Mrs J Chandler	
6961/01/001	Mrs J Coker	
7112/01/001	Mrs J E Thomas	
6774/01/001	Mrs J F Hudson	
6773/01/001	Mrs J Gavin	
7110/01/001	Mrs J P Perry	
6476/01/001	Mrs J Portman	
6866/01/001	Mrs J Saggar	
7124/01/001	Mrs J Stracey	

Ref_Number	Name_of_Representor	Company_or_Organisation
6247/02/001	Mrs J Warner-Chandler	
2969/04/001	Mrs Janet Hills	
2237/01/001	Mrs Janice Buxton	
7109/01/001	Mrs Jean Ghagan	
7121/01/001	Mrs Julia Hughes	
7005/01/001	Mrs K Barty	
6781/01/001	Mrs K Hopkins	
6782/01/001	Mrs K Joffroy	
7128/01/001	Mrs K Patel	
6868/01/001	Mrs K S Jenner	
6777/01/001	Mrs Karen Cawley	
6778/01/001	Mrs Kristen Froyen	
7130/01/001	Mrs Kwai Sun Man	
2376/01/001	Mrs L A Gardiner	
6702/01/001	Mrs L Edwards	
7113/01/001	Mrs L G Greaves	
7116/01/001	Mrs L Nunes	
7132/01/001	Mrs M A Gibson	
7137/01/001	Mrs M B Johnson	
7007/01/001	Mrs M Bacchus	
6963/01/001	Mrs M Bogazzi	
7136/01/001	Mrs M Caubo	
2245/01/001	Mrs M Cole	
6549/01/001	Mrs M Haves	
6907/01/001	Mrs M Jenkinson	
7139/01/001	Mrs M Keable	
7144/01/001	Mrs M Meens	
6550/01/001	Mrs M Walden	
7145/01/001	Mrs M Waley	

Ref_Number	Name_of_Representor	Company_or_Organisation
6965/01/001	Mrs Margaret J Buck	
7147/01/001	Mrs Margaret West	
7133/01/001	Mrs Maria Armene	
2305/01/001	Mrs Marion Farlow	
7134/01/001	Mrs Mary R Bracegirdle	
6703/01/001	Mrs Michele Pereira-De Souza	
7118/01/001	Mrs Najma Aslam	
7119/01/001	Mrs Oznur Ocal	
7061/01/001	Mrs P Bishop	
6706/01/001	Mrs P Fisher	
7062/01/001	Mrs P Jeffries	
7150/01/001	Mrs P Murphy	
7120/01/001	Mrs P O Lockett	
6705/01/001	Mrs Pamela Elizabeth Farrow	
2681/02/001	Mrs Patricia Harding	
7152/01/001	Mrs R Patel	
7154/01/001	Mrs Rosemary Taylor	
7066/01/001	Mrs S A Crook	
7064/01/001	Mrs S Bavani	
7157/01/001	Mrs S Cook	
7008/01/001	Mrs Sandra Hurford	
7008/02/001	Mrs Sandra Hurford	
7167/01/001	Mrs Sarah Scott	
7122/01/001	Mrs Sipos	
7160/01/001	Mrs Sue Dix	
2044/02/001	Mrs Susan Hunt	
7163/01/001	Mrs Suzanne Duckman	
2230/02/001	Mrs Sylvia Moore	
7168/01/001	Mrs T Groth-Andersen	

Ref_Number	Name_of_Representor	Company_or_Organisation
7170/01/001	Mrs T M Wilson	
7069/01/001	Mrs Teresa Barnes	
7173/01/001	Mrs Underwood	
7175/01/001	Mrs Vera Stanley	
3396/02/001	Ms A Pavon-Lopez	
3391/02/001	Ms Aileen Deeney	
7011/01/001	Ms Ann Greenfield	
7178/01/001	Ms Ayesha Anwar	
7270/01/001	Ms Barbara Parker	
6458/01/001	Ms Beth K	
7184/01/001	Ms Brenda Mullings	
6744/01/001	Ms C Watkins	
3472/02/001	Ms Caroline Elizabeth Joyce	
7185/01/001	Ms Elizabeth Alebrese	
7187/01/001	Ms Emma Smith	
7186/01/001	Ms Eveldas Navickas	
7189/01/001	Ms Frances O'Farrell	
7188/01/001	Ms Francesca Aiyeola	
6475/01/001	Ms Geraldine Butac	
1818/02/001	Ms Hazel Jordan	
7192/01/001	Ms Hazel Wood	
7191/01/001	Ms Hina Khwaja	
7194/01/001	Ms Inga Nanckiene	
7193/01/001	Ms Isabella Groth-Andersen	
6482/01/001	Ms Izabela Mulaj	
7201/01/001	Ms Jacqueline Morris	
7198/01/001	Ms Jade Harman	
7196/01/001	Ms Jane Elliott	
6761/01/010	Ms Jennifer Tapping	

Ref_Number	Name_of_Representor	Company_or_Organisation
7197/01/001	Ms Joanne Groom	
7200/01/001	Ms Joy Mitha	
7199/01/001	Ms Judith Johnson	
7195/01/001	Ms Julia Blundell	
7202/01/001	Ms Julia Simpson	
7082/01/001	Ms Julie Knight	
6488/01/001	Ms K Holloway	
7220/01/001	Ms Karen Bull	
7022/01/001	Ms Karen Doherty	
2565/02/001	Ms Karen Fletcher	
6889/01/001	Ms Karen Gomes	
7222/01/001	Ms Lauren Adams	
6501/01/001	Ms Linda Figgess	
6916/01/001	Ms Linda Harding	
6504/01/001	Ms Louise S	
7238/01/001	Ms Lucy James	
7237/01/001	Ms Lulu Hardy	
7224/01/001	Ms Lydia Christodoulou	
7228/01/001	Ms Lyndsey Gibson	
3968/02/001	Ms M D Chandler	
7247/01/001	Ms M Store	
7241/01/001	Ms Margit Bowman	
7246/01/001	Ms Mary Macdonald	
7244/01/001	Ms Michele Knibbs	
7243/01/001	Ms Mirella Carta	
7249/01/001	Ms Patricia Mohabir	
7250/01/001	Ms Pauline Stephenson-Bennett	
6507/01/001	Ms Pauline Wright	
7031/01/001	Ms Pippa Torbett	

Ref_Number	Name_of_Representor	Company_or_Organisation
2585/02/001	Ms Rachel James	
6936/01/001	Ms Redhi F Khan	
4052/01/001	Ms S Bedale	
7251/01/001	Ms Sandy Peters	
6426/01/001	Ms Shannon Spindlow	
7253/01/001	Ms Sharon Jethwa	
7255/01/001	Ms Sheela Jethwa	
7259/01/001	Ms Tobias Aiyeola	
7257/01/001	Ms Wendy Jones	
7028/01/001	Naomi Purcell	
6474/01/001	Natalie Payne	
6847/01/001	Nekeisha Bennett	
6420/01/001	Nicola Dunk	
6636/01/001	Noa-Lee Wong	
6909/01/001	O M Cox	
6850/01/001	P A Johnson	
6849/01/001	P J M Baboram	
6532/01/001	P M Bocano	
6851/01/001	P Panton	
6422/01/001	Patricia Ann Reid	
7029/01/001	Patricia K Bruce	
6182/02/001	Pauline Tate	
4317/03/001	Pauline Tenten	
4317/04/001	Pauline Tenten	
4284/02/001	Pauline Whalley	
6673/01/001	Peter & Jayne Stenning	
7264/01/001	Pewel Piechowski	
6461/01/001	Piotr Buway	
6913/01/001	R A Louder	

Ref_Number	Name_of_Representor	Company_or_Organisation
6852/01/001	R Canelas	
2124/01/001	R Cayley	
2149/01/001	R Gardiner	
6993/01/001	R Hevat	
7033/01/001	R Newnham	
2130/02/001	R. J Harris	
6938/01/001	Rachel McKenzie	
6914/01/001	Ravi Singh	
6657/01/001	Remata Nogal	
7142/01/001	Rev D Paul	
3512/02/001	Rhodri Flower	
6939/01/001	Rosemary Whiting	
6663/01/001	Ruby West	
8826/01/001	Rupa Asahan	
6912/01/001	Ruslan Lagoida	
6664/01/001	S Bedale	
6830/01/001	S Bocano	
6544/01/001	S D Yeeles	
6710/01/001	S G Louder	
6954/01/001	S Minogue	
7090/01/001	S Newnham	
6956/01/001	S O'Shea	
6472/01/001	S Yeelles	
6942/01/001	Sahra H Aldo	
6804/01/001	Sally Denham	
2076/01/001	Sally Knowler	
6955/01/001	Sam Mitha	
6478/01/001	Samantha Jones	
6948/01/001	Samantha Spiers	

Ref_Number	Name_of_Representor	Company_or_Organisation
6552/01/001	Sandra Garland	
6807/01/001	Sandra Harris	
6270/02/001	Sara Wardle	
6808/01/001	Selena Jethwa	
6425/01/001	Senen Butac	
6468/01/001	Seyed Taghua	
6707/01/001	Shamim Kanuga	
6479/01/001	Sharon Smith	
6428/01/001	Sheena Shah	
3482/02/001	Sheila Desmond	
6806/01/001	Sheila Foster	
7032/01/002	Sheila Mawazing	
7267/01/001	Sobhagchand Shah	
6995/01/001	Soleila Jabari	
6998/01/001	Soon Swee Tye	
6805/01/001	Sophie Foley	
6630/01/001	Sue Read	
7140/01/001	Susan Barrett	
7141/01/001	Susan Buchanan	
7089/01/001	Susan Jean Woodhouse	
6951/01/001	T Hughman	
6953/01/001	T Walter	
6430/01/001	Tania Jacobs	
2137/01/001	The Occupant	
4102/02/001	Toufak Ahangari	
6638/01/001	Usher Shah	
7268/01/001	V Goberdhan	
6669/01/001	Vera Bolding	
6666/01/001	Victoria Armstrong	

Ref_Number	Name_of_Representor	Company_or_Organisation
4617/01/001	Victoria Fisher	
6865/01/001	Vijoy Sugunan	
7047/01/001	Vynesh Pillai	
6766/01/001	W A Johnson	
6834/01/001	W Franklin	
6771/01/001	W R Stoneman	
4372/01/001	W.P Mahon	
6567/01/001	Wendy Honeywood	
6731/01/001	Y Butcher	
1733/01/001	Y Hueks	
6732/01/001	Y Williams	
6836/01/001	Yethan Helou	
6950/01/001	Zaina Purcell	

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

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1702/02/001	A A and V N Fitch	
7848/01/001	A Meredith-Smith	
7225/01/001	A.S.E. Ali	
7261/01/001	Alay Patel	
2170/01/001	Amanada Whiting	
1721/05/001	Angela Shaw	Croham Valley Residents Association
7495/01/001	B Smith	
1756/02/001	Barbara Wilkins	
2024/01/001	C W Cornes	
7219/01/001	C.J. Irvin	
1802/01/001	Carol Huggins	
2652/03/001	Colin Hart	Oaks Farm Receptions
7279/01/001	D Durnlord	
7282/01/001	D.J. Ridenton	
7490/01/001	D.S. Gunner	
1882/02/001	David and Susan Garcia	
1884/02/001	David Keen	
6632/01/001	Dr & Mrs Amarasekera	
2685/02/001	Dr Peter Newlands	
2469/01/001	Dr Steve Leigh	
7931/01/001	Dr T Myint	
1794/02/001	Elaine Bronger	
7294/01/001	F.W. Headington	
2438/01/001	Graham & Lorraine Cadle	
3086/01/002	Hayley Hart	
6137/02/001	Holly Cornish	
7289/01/001	J Ahmud	

Ref_Number	Name_of_Representor	Company_or_Organisation
7449/01/001	J Benattia	
7370/01/001	J Reeve	
7369/01/001	J Salvador	
7290/01/001	J.A. Ladanyi	
7292/01/001	J.B. McCay	
7950/01/001	J.P. Patel	
7406/01/001	J.P. Stracey	
4544/02/001	Jacqueline Burns	
4544/03/001	Jacqueline Burns	
2461/01/001	James Thong	
2471/01/001	Josephine Williams	
7018/01/001	K Heiller	
7454/10/001	K Sullivan	
6589/01/001	K.L. Shaw	
3127/02/001	Kim Riley	
2466/01/001	Krupa Patel (and family)	
7389/01/001	L Huggins	
8561/01/001	Little Family The Little Family	
6696/01/001	M Lai	
6598/01/001	M. & B Foden	
7372/01/001	M.A Salahi	
7400/01/001	M.D Hamilton	
4642/01/001	Marie-Louise O'Neil	
2446/01/001	Mark & Julie Greenway	
4679/01/001	Mary Richardson	
4679/02/001	Mary Richardson	
7920/01/001	Masako Sullivan	
3024/01/002	Michele Jarrett	
2526/01/001	Miss Mary McDonnell	

Ref_Number	Name_of_Representor	Company_or_Organisation
7940/01/001	Mr & Mrs Aaron & Laurel Hobbs	
3570/02/001	Mr & Mrs Adams	
7937/01/001	Mr & Mrs Alan & Ann Hewitt	
5490/02/001	Mr & Mrs B Jewkes	
7271/01/001	Mr & Mrs B Wray	
4680/01/001	Mr & Mrs Baldacchino	
4641/01/001	Mr & Mrs Boyd	
6635/01/001	Mr & Mrs Bruinsma	
8829/01/001	Mr & Mrs Burraer	
6637/01/001	Mr & Mrs Burt	
7927/01/001	Mr & Mrs C McDermott	
6643/01/001	Mr & Mrs Day	
2429/01/001	Mr & Mrs E Abdul-Nabi	
7945/01/001	Mr & Mrs F Richardson	
6607/01/001	Mr & Mrs F.D. Cantelo	
6704/01/001	Mr & Mrs Garrone	
5424/02/001	Mr & Mrs H M & G C Toma	
7216/01/001	Mr & Mrs Jakeman	
7944/01/001	Mr & Mrs K.W Norris	
7939/01/001	Mr & Mrs Les & Linda Jones	
6699/01/001	Mr & Mrs N Panagalis	
6623/01/001	Mr & Mrs Neil & Gill Davis	
4247/02/001	Mr & Mrs Nelson	
5362/02/001	Mr & Mrs P & R Ditton	
6697/01/001	Mr & Mrs Pandya	
2358/02/001	Mr & Mrs Patel	
7915/01/001	Mr & Mrs Peter C. Norris	
6958/01/001	Mr & Mrs Potter	
5376/02/001	Mr & Mrs R & J Hussey	

Ref_Number	Name_of_Representor	Company_or_Organisation
7934/01/001	Mr & Mrs Ronald & Lynne Hewitt	
6605/01/001	Mr & Mrs S Lodge	
7276/01/001	Mr & Mrs S.R. Aston	
6927/01/001	Mr & Mrs Sambro	
6940/01/001	Mr & Mrs Trevani	
6661/01/001	Mr & Mrs Tuacker	
6933/01/001	Mr & Mrs W. Hoffman	
6585/01/001	Mr & Mrs F. Belhassine	
8555/01/001	Mr A Barbutt	
5446/02/001	Mr A Clements	
6996/01/001	Mr A Faal	
6989/01/001	Mr A Stevens	
2464/01/001	Mr A. K Pal	
7212/01/001	Mr A.J. Cane	
3392/01/001	Mr Ali Karimi	
6487/01/001	Mr and Mrs Banks	
3297/02/001	Mr and Mrs J Moulton	
6602/01/001	Mr and Mrs R. Howes	
6991/01/001	Mr B Jaye	
4676/01/001	Mr Brian Green	
7004/01/001	Mr C Torn	
5542/02/001	Mr D Hebdon	
7280/01/002	Mr D.G. White	
3324/02/001	Mr Dale Cornish	
3324/01/004	Mr Dale Cornish	
8556/01/001	Mr David Jones	
0014/02/001	Mr Edward Handley	Croydon Playing Fields Association
5603/02/001	Mr G F Hurt	
7027/01/001	Mr G Willis	Coach House Café

Ref_Number	Name_of_Representor	Company_or_Organisation
2459/01/001	Mr Gordon E Mabb	
7277/01/001	Mr Hemani Patel	
7023/01/001	Mr I Farlay	
5659/02/001	Mr J A Pound	
7444/01/001	Mr J Barnes	
7422/01/001	Mr J Holmes	Member of Shirley Park Golf Club
3709/01/003	Mr J Patel	
2332/02/001	Mr J Sullivan	
3000/01/002	Mr John Hart	
7914/01/001	Mr John O'Sullivan	
4677/01/011	Mr Ketan Patel	
5702/02/001	Mr M A Chaudhry	
7366/01/001	Mr M Bowen	Member of Shirley Park Golf Club
7462/01/001	Mr M Christophers	
7383/01/001	Mr M Cookson	
7393/01/001	Mr M Haughton	
7409/01/001	Mr M Hemananda	Previous Chairman of Spring Park Residents Association
7953/01/001	Mr M.J. Potter & Mrs J.A. Nugent	
2628/03/001	Mr Marin Little	
7671/01/001	Mr Mark Wakeling	
7379/01/001	Mr Mison	
3028/02/001	Mr Nick Barnes	
5740/02/001	Mr Olegas Parmionovas	
5748/02/001	Mr P D Wise	
0358/00/001	Mr P Kingham	
7952/01/001	Mr P Noke & Mr L Darby	
5968/02/001	Mr P W Walklate	
7852/01/001	Mr P White	
3112/02/001	Mr Paras Shah	

Ref_Number	Name_of_Representor	Company_or_Organisation
7854/01/001	Mr Patrick Williams	
2486/01/001	Mr Peter Bennett	Harpers Mill
0363/03/001	Mr R Barnett	
5110/02/001	Mr R Chow	
7457/01/001	Mr R Pudney	
7456/01/001	Mr R Symonds	Golf Member of Shirley Park Club
4015/02/001	Mr R Thurlow	
7458/01/001	Mr R. Cheetham	
7954/01/001	Mr Rasendra Patel	
4684/01/001	Mr Richard Claxton	
4475/02/001	Mr Richard Shirley	
7918/01/001	Mr Russell Morgan	
2297/02/001	Mr S Chadha	
7459/01/001	Mr S Chadha	
4828/02/001	Mr S Dagnell	
7461/01/001	Mr S.Y. Karve	
7670/01/001	Mr Sando Tolman	
6083/02/001	Mr Scott Cornish	
8558/01/001	Mr Shah	
8557/01/001	Mr Shashikant V Shah	
6089/02/001	Mr Steven Jenkins	
6143/02/001	Mr T & V Murphy & Todd	
7482/01/001	Mr T Thirlwall	
5612/02/001	Mr Weston-White	
7508/01/001	Mr White	
5142/02/001	Mrs A Cheetham	
7929/01/001	Mrs A.M. Palmer	
7476/01/001	Mrs Barbara Tannion	
7477/01/001	Mrs Christine James	

Ref_Number	Name_of_Representor	Company_or_Organisation
7481/01/001	Mrs D Faal	
2222/01/001	Mrs Eleanor Redshaw	
6219/02/001	Mrs Elizabeth Walklate	
7478/01/001	Mrs F.J. Cornish	
2465/01/001	Mrs Helena Shiatis	
7466/01/001	Mrs J.A. Butie	
7480/01/001	Mrs Jacqueline White	
7864/01/001	Mrs JB Crouch	
2028/02/001	Mrs June Thorpe	
7465/01/001	Mrs K.J. Brooks	
6022/02/001	Mrs Karin Pomper	
7467/01/001	Mrs M.I.	Skillicorn
7464/01/001	Mrs Margery Haseler	
8560/01/001	Mrs Mehrnaz Dagnell	
6298/02/001	Mrs S Marchbank	
7067/01/001	Mrs S Walford	
7473/01/001	Mrs Sonja Hawkins	
7239/01/001	Mrs V.A Pearson	
6496/01/001	Ms A.P Hall	
7042/01/001	Ms B Thepa	
7060/01/001	Ms C Corfield	
6503/01/001	Ms C Huggins	
8929/02/001	Ms Clare Christopher	
7048/01/001	Ms D Jarvis	
5229/02/001	Ms E Chow	
7463/01/001	Ms H McCay	
7475/01/001	Ms Jacqui James	
2772/02/001	Ms Janet McQuade	
7231/01/001	Ms L Leadlitter	

Ref_Number	Name_of_Representor	Company_or_Organisation
7036/01/001	Ms S Pooly	
7235/01/001	Ms V Leigh	
5285/02/001	Ms W Parnacott	
7943/01/001	N & T Newlands & J. Beadle	
2858/03/003	Naz Dagnell	
8828/01/001	P Turney	
7932/01/001	Pankjay Shelm	
4681/01/001	Pebble Heaven	
7946/01/001	Pramod Hirole & Swati Omale	
7460/01/002	R. Boxaly	
7928/01/001	R.J & W.A. Horder	
6386/02/001	Rebecca & Harvey O'Neal	
2131/02/001	Ronald H. Street	
7866/01/001	S Wilson	
7662/01/001	S.H. Togwell	
2392/02/001	Shirley P Trimmer	
2234/02/001	Sonia Jade	
8562/01/001	Tsielepis Family The Tsielepis Family	
7665/01/001	V.R. Phillips	
7502/01/001	Y White	

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

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4220/01/001	Tharwood	
1766/01/001	Adam James	
1718/01/001	Angela Harrison	
1721/02/001	Angela Shaw	Croham Valley Residents Association
8814/01/001	Barbara V	
2737/01/002	C Banks	
1928/01/001	Crispin Williams	
4181/01/001	D Taylor	
1880/01/001	David Coups	
3315/01/001	Dawn Rose	
4688/01/001	Dawn Rose	
4685/01/001	Dr Christina Uwins	
3889/01/001	Dr Rahat Ahmad	
8048/01/001	Dr Ruth Clery	
8052/01/001	Dr Talal Alchikhali	
6848/01/001	Emily Howard	
1934/01/001	Emma Lavin	
6846/01/001	Faye Starr	
1936/01/001	Fiona Ledger	
1801/01/001	Geoff & Margaret Forsdyke	
1937/01/001	Georgie Hay	
4194/01/001	Hilary Swan	
1828/01/001	Jennifer Hierons	
2815/01/001	John O'Neill	
8042/01/001	K, W The Field Family	
2218/01/001	Karin Aston	
9023/01/001	Kelly Wallis	

Ref_Number	Name_of_Representor	Company_or_Organisation
2110/01/001	L Chapman	
2303/01/001	Linda Morris	
2832/01/001	Manoj Jain	
3818/02/001	Margaret Rick	
2821/02/001	Michael Cubitt	
8056/01/001	Miss Amy Pocock	
8054/01/001	Miss Emily Pocock	
8055/01/001	Miss Heidi Ellis	
8058/01/001	Miss Sheinaz Panjuiani	
8207/01/001	Mr & Dr Osa & Lydia Obasuyi & Osei-Boateng	
2419/01/001	Mr & Mrs A.S & H.K Viridi	
8064/01/001	Mr & Mrs Andrew & Catherine Firth	
8084/01/001	Mr & Mrs Ash & Kate Woodham	
8076/01/001	Mr & Mrs B J Wakeling	
3775/01/002	Mr & Mrs Barnes	
2447/02/002	Mr & Mrs Halfyard	
8061/01/001	Mr & Mrs J Barltrop	
2395/02/001	Mr & Mrs JH & JE Whitman	
8069/01/001	Mr & Mrs John Wingrove	
4243/01/001	Mr & Mrs Jones	
8093/01/001	Mr & Mrs K Purl	
8067/01/001	Mr & Mrs M Gosling	
8073/01/001	Mr & Mrs P Dixon	
8075/01/001	Mr & Mrs Pieu Shrapnell	
8071/01/001	Mr & Mrs Roshan & Mahmood Khan	
8080/01/001	Mr & Mrs Stephen & Janet Williams	
8209/01/001	Mr & Ms B G & Lyn Orford & Sexton	
8329/01/001	Mr & Ms Colin & Jacqui James & Maxwell	
8228/01/001	Mr & Ms Richard & Beata Streeter & Kaminski	

Ref_Number	Name_of_Representor	Company_or_Organisation
8085/01/001	Mr A J Crispin	
8086/01/001	Mr A S Locke	
8090/01/001	Mr Alan Alfred Rowe	
8087/01/001	Mr Alasdair Macleod	
2593/01/001	Mr B K Gibbs	
3888/01/001	Mr C Bridges	
4263/01/001	Mr C Heaton	
8098/01/001	Mr C J Lawrey	
8100/01/001	Mr C Leggatt	
2719/01/007	Mr Chris Hutchinson	Royal Russell School
4236/01/001	Mr Christopher Swan	
4176/01/002	Mr D Staples	
4686/01/001	Mr Darren Eade	
8105/01/001	Mr David Aston	
3783/01/002	Mr David Stanhope	
8110/01/001	Mr David Stride	
8108/01/001	Mr Denislava Radeva	
8107/01/001	Mr Desmond D'Souza	
8112/01/001	Mr E E Adams	
8117/01/001	Mr E Glynn	
8120/01/001	Mr E Lawrey	
8114/01/001	Mr Edward Adams	
8121/01/001	Mr H Stride	
3495/02/001	Mr Ian Harris	
8129/01/001	Mr J Davies	
8134/01/001	Mr J Hayward	
4204/01/002	Mr J Herring	
8135/01/001	Mr J Jones	
8137/01/001	Mr J Lalande	

Ref_Number	Name_of_Representor	Company_or_Organisation
8141/01/001	Mr J Samtry	
8144/01/001	Mr J Stride	
6869/02/001	mr Jack Stone	
8131/01/001	Mr John Foley	
8133/01/001	Mr John Greengrass	
8139/01/001	Mr John Pocock	
8130/01/001	Mr John R Eagles	
8147/01/001	Mr Justin	
8148/01/001	Mr K Henderson	
8150/01/001	Mr K Newt	
8151/01/001	Mr Kevin Wallis	
4310/01/001	Mr L Jeffreys	
8152/01/001	Mr L M Jones	
8154/01/001	Mr Lee Rhodes	
8157/01/001	Mr M A Jones	
8164/01/001	Mr M Barnes	
8166/01/001	Mr M Fitzgerald	
4318/01/001	Mr M Gooch	
8185/01/001	Mr M S Christodoulides	
4691/01/001	Mr Malcom Twite	
8182/01/001	Mr Marcos Palomares-Conde	
8159/01/001	Mr Marcus Alcindor	
8169/01/001	Mr Mark Howard	
4692/01/001	Mr Martin Best	
6692/02/001	Mr Martin Stone	
8179/01/001	Mr Michael J O'Connor	
8177/01/001	Mr Michael Loizou	
8181/01/001	Mr Michael Osborn	
8188/01/001	Mr Michael Soya-Bongay	

Ref_Number	Name_of_Representor	Company_or_Organisation
8175/01/001	Mr Mos Loizou	
8202/01/001	Mr N P Stride	
8198/01/001	Mr Nelson Barros	
4699/01/001	Mr Nicholas Bonneywell	
8205/01/001	Mr Nick Gill	
8200/01/001	Mr Nigel Biggs	
8332/01/001	Mr Niteen Sharma	
8212/01/001	Mr P A Patel	
8211/01/001	Mr P McPherson	
2059/01/001	Mr Paul Doherty	
4130/01/002	Mr Peter Merry	
2877/04/001	Mr Prasad Deshpande	
4339/01/001	Mr R Indheuser	
8230/01/001	Mr R M Whickman	
8213/01/001	Mr Ramesh Desai	
8216/01/001	Mr Robert Salmond	
8239/01/001	Mr S R Lippit	
3886/01/002	Mr Sailesh Shah	
8233/01/001	Mr Sebastian Biju	
8241/01/001	Mr Seravanakumar Subramaniam	
8244/01/001	Mr Shaheen	
8242/01/001	Mr Shivkumar Zarbade	
8236/01/001	Mr Stephen Potter	
8231/01/001	Mr Subrata Banerjee	
8095/01/001	Mr V Bennett-Dive	
8249/01/001	Mr W Hickey	
0461/01/001	Mr Warwick Reynolds	Surrey Badger Protection Society
8247/01/001	Mr William Glassborow	
8255/01/001	Mrs Amanda Loizou	

Ref_Number	Name_of_Representor	Company_or_Organisation
7476/02/001	Mrs Barbara Tannion	
8258/01/001	Mrs Danielle Exall	
8262/01/001	Mrs E Tucker	
8260/01/001	Mrs Esra Frankcom	
8264/01/001	Mrs G H Connor	
8267/01/001	Mrs K L Estick	
7465/02/001	Mrs K.J. Brooks	
4693/01/001	Mrs Milena Grimshaw	
8270/01/001	Mrs Mona Sharma	
8272/01/001	Mrs Nazire Halil	
8274/01/001	Mrs Nicola Pocock	
8276/01/001	Mrs P Taylor	
4694/01/001	Mrs Patricia Churchman	
8280/01/001	Mrs Titia Lewer	
8281/01/001	Ms Anna L Stone	
8282/01/001	Ms Carol Cairns	
8284/01/001	Ms Carol Greengrass	
8285/01/001	Ms Charlotte Raison	
8283/01/001	Ms Ciara Campbell	
8294/01/001	Ms Cillian Biju	
8292/01/001	Ms E. Isabele Goodall	
2582/01/001	Ms Ellie London	
8298/01/001	Ms Geraldine Martin	
8300/01/001	Ms Gloria Readings	
8301/01/001	Ms Helen Ayton	
8306/01/001	Ms Jacqueline Ann Rowe	
8304/01/001	Ms Jessica Rick	
2551/01/001	Ms Josslynn Wilkins	
8303/01/001	Ms Joyce Dean	

Ref_Number	Name_of_Representor	Company_or_Organisation
8308/01/001	Ms Judy Wallis	
8309/01/001	Ms Kim Beeney	
8310/01/001	Ms Kim Wakely	
5259/02/001	Ms Laura Lloyd	
8312/01/001	Ms Lena Ahad	
8316/01/001	Ms Lisa Willis	Café Lloyd
8318/01/001	Ms Lisa Woolfe	
8324/01/001	Ms Margaret Grogan	
8321/01/001	Ms Maria D'Souza	
8320/01/001	Ms Marilyn Dennison	
8351/01/001	Ms Marina Soya-Bongay	
8327/01/001	Ms Megan Roberts	
8326/01/001	Ms Michele L Stone	
8336/01/001	Ms Patricia Blyehton	
8338/01/001	Ms Pauline A Crowe	
8340/01/001	Ms Pauline Macleod	
4011/02/001	Ms Rashmi Patel	
8343/01/001	Ms Rosemary Cadeux	
8350/01/001	Ms Sarah Lawrey	
8346/01/001	Ms Vivianne Thompson	
2050/01/001	Nicole Beling	
2116/01/001	Patrick Gilbride	
2146/01/001	Paul Exall	
6842/01/001	S Cain	
8348/01/001	S M Lambert	
3939/01/001	Seema Jain	
8269/01/001	Sevgul Nyazi	

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

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1702/01/001	A A and V N Fitch	
1946/01/001	Alan Quinlan	
1711/01/001	Alan Wilson	
1760/01/001	Alexandra Spurling	
1763/01/001	Ali Ball	
1765/01/001	Alison Worwood	
1770/01/001	Allison Allen	
1721/04/001	Angela Shaw	Croham Valley Residents Association
1825/01/001	Anthony Else	
1849/01/001	Barry Robinson	
4162/01/001	Becky Swan	
1740/01/001	Beryl and Melvyn Morgan	
1772/01/001	Bryn Taylor	
1746/01/001	C Drennan	
1874/01/001	C Skinner	
1878/01/001	Camilla Scarisbrick	
1804/01/001	Carolyn Bond	
1774/01/001	Cathie Camp	
1773/01/001	Chantel and Timothy Payne	
1901/01/001	D. R. Gladwell	
1884/03/001	David Keen	
2157/01/001	David Wilkinson	
1889/01/001	Deborah Rastall	
1948/01/001	Denise Quinlan	
8352/01/001	Dr Ashok Raj	
1776/01/001	Dr Christina Unwins	
4813/01/001	Dr M Opel	

Ref_Number	Name_of_Representor	Company_or_Organisation
8353/01/001	Dr Michelle Dobbie	
4841/01/001	Dr Y Athapattu	
1988/01/001	E Ramadan	
1814/01/001	Elizabeth Yard	
1966/01/001	Eric Young	
1803/01/001	George Linford	
2160/02/001	Glen Print	
1822/01/001	Ian Cullingford	
2001/01/002	J Thompson	
2019/01/001	J. J Rutter	
2194/01/001	JW Robb	
2375/01/001	L Warwick	
4048/02/002	Lise Land	
6696/02/001	M Lai	
2381/01/001	M Strong	
8354/01/001	Maria & Neculai Otteara	
8357/01/001	Miss Delia Perrigo	
2526/02/001	Miss Mary McDonnell	
8359/01/001	Miss Nicole Dagnell	
8425/01/001	Mr & Mrs A J Strineer	
8427/01/001	Mr & Mrs A Knight	
7940/02/001	Mr & Mrs Aaron & Laurel Hobbs	
8370/01/001	Mr & Mrs B W & G A Burman	
3835/02/002	Mr & Mrs Brymer	
4795/01/001	Mr & Mrs Brymer	
7927/02/001	Mr & Mrs C McDermott	
8393/01/001	Mr & Mrs Christopher N & Tracey J Pooley	
8405/01/001	Mr & Mrs Colin & Jean Smith	
8376/01/001	Mr & Mrs D Bridge	

Ref_Number	Name_of_Representor	Company_or_Organisation
8368/01/001	Mr & Mrs D K & J L Brigden	
4814/01/001	Mr & Mrs Daniel	
8364/01/001	Mr & Mrs David & Audrey Banks	
8431/01/001	Mr & Mrs David & Joy Gadd	
8429/01/001	Mr & Mrs Divers	
8462/01/001	Mr & Mrs E & P Leo & Reeves	
8379/01/001	Mr & Mrs E & RM Rosier	
2429/03/001	Mr & Mrs E Abdul-Nabi	
8406/01/001	Mr & Mrs E Stiff	
8378/01/001	Mr & Mrs Edwin Hall	
8377/01/001	Mr & Mrs Eugene & Angela Du Toit	
8410/01/001	Mr & Mrs F White	
4821/01/001	Mr & Mrs Farnell	
4822/01/001	Mr & Mrs Foster	
4810/01/001	Mr & Mrs Francis	
8382/01/001	Mr & Mrs G & EP Hopson	
8385/01/001	Mr & Mrs Gill & Simone Hutton	
8374/01/001	Mr & Mrs H Coppard	
4844/01/001	Mr & Mrs Hanley	
2108/01/001	Mr & Mrs Hyland	
8363/01/001	Mr & Mrs I & S Aspland	
8403/01/001	Mr & Mrs J D Beckett	
8409/01/001	Mr & Mrs J R Walkley	
8401/01/001	Mr & Mrs J Rayner	
4818/01/001	Mr & Mrs James	
8389/01/001	Mr & Mrs James & Marianne Mann	
8362/01/001	Mr & Mrs Joe & Deborah Adams	
8383/01/001	Mr & Mrs John & Anne Howes	Cervantes
8381/01/001	Mr & Mrs John & Pat Hobern	

Ref_Number	Name_of_Representor	Company_or_Organisation
8386/01/001	Mr & Mrs K Rhodes	
4832/01/001	Mr & Mrs King	
8387/01/001	Mr & Mrs Lilly	
8366/01/001	Mr & Mrs LM & CJ Bennett	
8505/01/001	Mr & Mrs Luca & Teresa Marino	
8388/01/001	Mr & Mrs Martin J Nighy	Croham Hurst Golf Club
8391/01/001	Mr & Mrs Michael & Hazel McDermott	
8516/01/001	Mr & Mrs Muhammed & Arjumand Shabeer	
8408/01/001	Mr & Mrs N J & E R Vigor	
8373/01/001	Mr & Mrs Neil & Helen Copeland	
8404/01/001	Mr & Mrs Nitin & Minal Sambre	
8371/01/001	Mr & Mrs P & Karen Carroll	
8380/01/001	Mr & Mrs Peter & Mary Hassard	
8384/01/001	Mr & Mrs Richard & Laura Hunter	
8407/01/001	Mr & Mrs RJ & PV Stockwell	
8390/01/001	Mr & Mrs Roger & Susan Millward	
8375/01/001	Mr & Mrs Roland & Brenda Cresswell	
6605/02/001	Mr & Mrs S Lodge	
8570/01/001	Mr & Mrs Sidney & Gillian Rutter	
8611/01/001	Mr & Mrs Stanislaw & Danuta Gonek	
8392/01/001	Mr & Mrs T Nash	
8492/01/001	Mr & Mrs Timothy & Julie Johncock	
8402/01/001	Mr & Mrs W M Redmond	
4825/01/001	Mr & Mrs Whittle	
8601/01/001	Mr & Mrs Wilkinson	
8372/01/001	Mr & Mrs William & Jeannette Clarke	
4253/01/003	Mr & Mrs Wragg	
8356/01/001	Mr & Ms Mike & Renate Fogarty	
6585/02/001	Mr & Mrs F. Belhassine	

Ref_Number	Name_of_Representor	Company_or_Organisation
4165/01/002	Mr A Kohli	
8412/01/001	Mr A P Coleman	
8421/01/001	Mr A Parker	
8423/01/001	Mr A Stocks	
8411/01/001	Mr Adam Bye	
1920/02/001	Mr and Mrs Andrew and Kim Hack	
8419/01/001	Mr Andrew Masini	
8417/01/001	Mr Anil K Lakhani	
8414/01/001	Mr Anthony Gambrell	
8607/01/001	Mr B A Smith	
2718/02/001	Mr B Brooks	
8435/01/001	Mr B Chatwal	
8438/01/001	Mr B M Stephenson	
8434/01/001	Mr B S Barrett	
8437/01/001	Mr Bhupendra Patel	
8433/01/001	Mr Brian Baker	
8436/01/001	Mr Bruce Jupp	
8441/01/001	Mr C Cooper	
8442/01/001	Mr C Corby	
8440/01/001	Mr C J Burt	
8444/01/001	Mr C J Moore	
8445/01/001	Mr C N Smith	
8446/01/001	Mr C Wakeling	
8443/01/001	Mr Clifton Goode	
8439/01/001	Mr Colin Bristow	
8448/01/001	Mr D Geary	
8449/01/001	Mr D H Harford	
8452/01/001	Mr D Shah	
8451/01/001	Mr D.J. Lawrey	

Ref_Number	Name_of_Representor	Company_or_Organisation
8456/01/001	Mr Daniel Wiggs	
8453/01/001	Mr Darren Ward	
3781/01/002	Mr Dave Dadds	
8447/01/001	Mr David Cruickshank	
8450/01/001	Mr david Jupp	
8454/01/001	Mr David Ward	
8455/01/001	Mr David White	
8457/01/001	Mr E Atkinson	
8459/01/001	Mr E James	
8458/01/001	Mr Edward Charvet	
3462/01/001	Mr F Wansel	
8460/01/001	Mr F.R. Dagnell	
8461/01/001	Mr Frances Popplewell	
8463/01/001	Mr G B Ley	
4843/01/001	Mr G Collins	
8468/01/001	Mr G E Thompson	
8465/01/001	Mr G Peck	
4805/01/001	Mr G Wright	
8466/01/001	Mr Geoffrey Rowan Pennells	
8464/01/001	Mr George Haworth	
4790/01/001	Mr Gill Hutton	
8467/01/001	Mr Giovanni Schifano	
2594/01/001	Mr Graham P Love	
8470/01/001	Mr Grierson	
4793/01/001	Mr H Hansford	
4802/01/001	Mr J Else	
8473/01/001	Mr J Favre	
8475/01/001	Mr J G Pettener	
8476/01/001	Mr J H Gaines	

Ref_Number	Name_of_Representor	Company_or_Organisation
4794/01/001	Mr J Hutton	
8479/01/001	Mr J M Richer	
3709/02/001	Mr J Patel	
8483/01/001	Mr J R Waller	
4801/01/001	Mr J Renshaw	
4803/01/001	Mr J Sephton	
4214/02/001	Mr J Turvey	
8478/01/001	Mr Jeremy Gill	
4798/01/001	Mr Ji Kyung Yang	
8471/01/001	Mr Joseph Colin O'Shea	
8497/01/001	Mr K Smith	
8498/01/001	Mr K Wally	
4677/02/002	Mr Ketan Patel	
8493/01/001	Mr Kiran Lakhini	
8506/01/001	Mr L McIntosh	Croham Hurst
8509/01/001	Mr L Moore	
8513/01/001	Mr L Olliff	
8514/01/001	Mr Laurie Underwood	
2187/01/001	Mr LM Guelless	
4817/01/001	Mr M Camp	
4811/01/001	Mr M Muscat	
4816/01/001	Mr M Turner	
4815/01/001	Mr M Ware	
8355/01/001	Mr Mark Waneling	
3269/01/002	Mr Matthew Searles	
2929/01/001	Mr Michael Bentley	
2557/01/001	Mr Michael J Barbour	
8518/01/001	Mr Michael O'Brien Kenney	
8520/01/001	Mr Michael Ulicht	

Ref_Number	Name_of_Representor	Company_or_Organisation
8521/01/001	Mr N Miller	
8522/01/001	Mr N Narouz	
4320/02/001	Mr N Turnbull	
4320/03/003	Mr N Turnbull	
4820/01/001	Mr O Akadiri	
8523/01/001	Mr O E Higgins	
8526/01/001	Mr P Comber	
8534/01/001	Mr P F Forkard	
8530/01/001	Mr P Goodwin	
8531/01/001	Mr P J McCombie	
8533/01/001	Mr P Jones	
4831/01/001	Mr P Knight	
4834/01/001	Mr P Lukacs	
4827/01/001	Mr P Newcomb	
4823/01/001	Mr P Patel	
4837/02/001	Mr P Pearson	
4837/01/001	Mr P Pearson	
8541/01/001	Mr P Scott	
4791/01/001	Mr P Thakkar	
8543/01/001	Mr P W Hopson	
3112/03/001	Mr Paras Shah	
8527/01/001	Mr Paul Cordingley	
2184/01/001	Mr Pete Fegredo	
2053/01/001	Mr Peter Bailey	
2486/02/001	Mr Peter Bennett	Harpers Mill
8524/01/001	Mr Peter Boulton	
8542/01/001	Mr Peter Sheffield	
8537/01/001	Mr Philip Langsdale	
8525/01/001	Mr Phillip Caterer-Stentiford	

Ref_Number	Name_of_Representor	Company_or_Organisation
2888/02/001	Mr Phillip Moore	
8540/01/001	Mr Preeti Robinson	
8545/01/001	Mr R Chaney	
4830/01/001	Mr R Cripps	
8546/01/001	Mr R D Phillips	
8547/01/001	Mr R D Shield	
8548/01/001	Mr R Lucia	
8549/01/001	Mr R Norris	
8551/01/001	Mr R T Orchard	
8552/01/001	Mr R Timms	
7458/02/001	Mr R. Cheetham	
2058/01/001	Mr Raymond Vella	
8544/01/001	Mr Richard Beagley	
8550/01/001	Mr Richard H Snelling	
2217/01/001	Mr Robert Haddad	
8554/01/001	Mr Robert Ward	
8553/01/001	Mr Roger W Haworth	
4819/01/001	Mr S Daby	
4828/01/001	Mr S Dagnell	
8572/01/001	Mr S E Rupan	
4836/01/001	Mr S Karim	
4835/01/001	Mr S Maskell	
8586/01/001	Mr S R Blanshard	
8587/01/001	Mr S Ragunathan	
3886/01/003	Mr Sailesh Shah	
8567/01/001	Mr Satish Tiwani	
2043/01/001	Mr Stephen Griesel	
8573/01/001	Mr Stephen Harris	
8583/01/001	Mr Stephen Lancaster	

Ref_Number	Name_of_Representor	Company_or_Organisation
8644/01/001	Mr Sunil Lakhani	
4838/01/001	Mr T Allen	
4846/01/001	Mr T Stranack	
8593/01/001	Mr Th Schroder	
8599/01/001	Mr Thomas Simpson	
8598/01/001	Mr Tim Robinson	
8595/01/001	Mr Trang Mai Luong NG	
8600/01/001	Mr William Pennells	
8602/01/001	Mr Zahra Stone	
8578/01/001	Mrs A L Peck	
8605/01/001	Mrs A Mallon	
2228/01/001	Mrs A Rose	
8606/01/001	Mrs A Wakeling	
8603/01/001	Mrs Alison Cruickshank	
1724/01/001	Mrs Ann Rathwell	
8604/01/001	Mrs Anne Elizabeth Reeves	
8608/01/001	Mrs Beryl Hall	
8609/01/001	Mrs D Lowe	
8610/01/001	Mrs D Sines	
8612/01/001	Mrs D T Townsend	
8613/01/001	Mrs E A White	The Orchard
8614/01/001	Mrs E King	
8615/01/001	Mrs G Costello	
1810/01/001	Mrs Gillian Cripps	
8618/01/001	Mrs I Berryman	
8616/01/001	Mrs Isabel Viswam-Bam	
8619/01/001	Mrs J Chapman	
8627/01/001	Mrs J E Burgess	
2033/01/001	Mrs J Gomez	

Ref_Number	Name_of_Representor	Company_or_Organisation
8633/01/001	Mrs J Shine	
2907/02/001	Mrs J Wilson	
8699/01/001	Mrs Jill E Gunn	
8622/01/001	Mrs Joyce Dodgson	
2029/01/001	Mrs Julia Bailey	
8635/01/001	Mrs K Lucia	
8638/01/001	Mrs K Sham	
8660/01/001	Mrs M Butler	Farmways
4829/01/001	Mrs M Dagnell	
4829/02/001	Mrs M Dagnell	
8665/01/001	Mrs M Sedeno	
8666/01/001	Mrs M.L Demera	
8662/01/001	Mrs Maureen Elizabeth O'Shea	
8560/02/001	Mrs Mehrnaz Dagnell	
2326/01/002	Mrs Mollie Dagnell	
2326/01/001	Mrs Mollie Dagnell	
8668/01/001	Mrs P Hogan	
8675/01/001	Mrs P Stocks	
8671/01/001	Mrs P. J. Malins	
8674/01/001	Mrs Patricia D Jone	
8528/01/001	Mrs Pauline Downs	
8676/01/001	Mrs Rosamund M Mash	
8679/01/001	Mrs S Larcombe	
8680/01/001	Mrs Shankor Rupan	
8678/01/001	Mrs Sharmila Jegmogan	
7473/02/001	Mrs Sonja Hawkins	
8273/02/001	Mrs Susan I Toomey	
8682/01/001	Mrs V Prigg	
2211/01/001	Mrs Valerie Chadwick	

Ref_Number	Name_of_Representor	Company_or_Organisation
8681/01/001	Mrs Virginia Gilmour	
8683/01/001	Mrs Wendy Gilbert	
8580/01/001	Ms Abigail Pennells	
8692/01/001	Ms Ahila Rupan	
8581/01/001	Ms Anela Topalovic	
8686/01/001	Ms Angela Archer	
8575/01/001	Ms Anita Chagger	
8688/01/001	Ms Ann Walker	
8690/01/001	Ms Anne Ward	
8576/01/001	Ms Arianna Lucia	
8577/01/001	Ms Averil Morris	
8689/01/001	Ms Caroline Handley	
8693/01/001	Ms Diane Chagger	
8694/01/001	Ms Eileen Moss	
8695/01/001	Ms Felicity Abbott	
4792/01/001	Ms H Else	
8697/01/001	Ms Harriet Jupp	
8696/01/001	Ms Hilda Christine Holland	
8672/01/001	Ms Irene Lakhini	
4800/01/001	Ms J Bishop	
4804/01/001	Ms J Lloyd	
4797/01/001	Ms J Myring	
4799/01/001	Ms J Wagner	
4796/01/001	Ms J Watty	
8698/01/001	Ms Jean Bush	
8702/01/001	Ms K Kennedy	
4808/01/001	Ms K Norris	
8703/01/001	Ms Katie McCarthy	
8701/01/001	Ms Kim Conway	

Ref_Number	Name_of_Representor	Company_or_Organisation
8700/01/001	Ms Kristen Adams	
4806/01/001	Ms L Chapman	
4842/01/001	Ms L Lucivero	
4807/01/001	Ms L maskell	
8708/01/001	Ms L Prigg	
8711/01/001	Ms Laura Pennells	
8705/01/001	Ms Lesley J Webster	
8704/01/001	Ms Lisa O'Brien	
8710/01/001	Ms Lynda Kay Pennells	
4809/01/001	Ms M Irvine	
4812/01/001	Ms M Punjani	
8707/01/001	Ms Marget Fraser	
8709/01/001	Ms Marien E Brooks	
8691/01/001	Ms Mary Ward	
8706/01/001	Ms Miranda Ann Beard	
4824/01/001	Ms R Adams	
4826/01/001	Ms R Khatri	
8684/01/001	Ms S F Saberi	
8677/01/001	Ms S Harris	
4840/01/001	Ms S Lenzan	
8648/01/001	Ms S P Chatfield	
8673/01/001	Ms Sandra Ellis	
8641/01/001	Ms Sandra Kennedy	
8712/01/001	Ms Sara Bobowicz	
8631/01/001	Ms Sarah D'Arcy	
8687/01/001	Ms Shelley Baker	
8646/01/001	Ms Sherralyn Squires	
8568/01/001	Ms Shirley Duggan	
8651/01/001	Ms Shirley Pettewer	

Ref_Number	Name_of_Representor	Company_or_Organisation
8566/01/001	Ms Smita Shah	
8685/01/001	Ms Sonia A Burt	
8640/01/001	Ms Susan Jupp	
8643/01/001	Ms Susan Stremos	
8574/01/001	Ms Suzi Whittle	
4845/01/001	Ms T Addison	
4833/01/001	Ms V Carney	
4839/01/001	Ms V Little	
8579/01/001	Ms Vanessa Miall	
8563/01/001	Ms Wendy Cleaton-Fraser	
8569/01/001	Ms Yvonne Butler	
2121/01/001	Neal & Diane Grimes	
2095/01/001	P. M Patel	
1775/01/001	Prof Christina J Preston	
8565/01/001	Professor Paul Robson	
2142/01/002	R Dos Santos	
2148/01/002	R Drennan	
2873/01/001	Richard and Jane Mash	
2216/01/001	S Bartlett	
8571/01/001	SA & SD Re	
2080/01/001	Sally Prasad	
8564/01/001	Scordellis & Taylor The Scordellis & Taylor Family	
1780/01/001	Tony and Sue Tucker	

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

**\_Standard rep 6**

7126/02/001	Amanda Norman
7010/02/001	Ann Carpenter
7076/02/001	B McLean
3119/02/001	Bindhu Pillai
1857/03/001	Christian Lewis
1779/03/001	Christine Wells
3076/02/001	Claire Hunt
3076/05/006	Claire Hunt
1684/04/001	Colin Ward
3019/02/001	Joanna Hinkley
4562/02/001	Lindsey Hinds
6415/03/001	Lynn Jones
2560/02/001	M.K White
7474/01/001	Miss Binny Prabhakar
6509/02/001	Miss Christabel Nazareth
6486/02/001	Miss E Black
6514/02/001	Miss Emily Williams
6518/02/001	Miss Julie Morris
2558/03/001	Miss Margaret A Williams
6524/02/001	Miss Shanice Morris
6527/02/001	Miss Susan Ridenton
6517/02/001	Mr & Miss Mark & Gillian Tills & Teasdale
7123/02/001	Mr & Mrs Angus & Janet MacKinnon
7639/01/001	Mr & Mrs B & S O'Shaughnessy
7499/01/001	Mr & Mrs Barry & P Bruce
7485/01/001	Mr & Mrs Billinghamurst
7496/01/001	Mr & Mrs Boyd

Ref_Number	Name_of_Representor	Company_or_Organisation
7655/01/001	Mr & Mrs Bryan & Linda Ross	
7503/01/001	Mr & Mrs Cahill	
7637/01/001	Mr & Mrs Charles & Judy Noble	
3404/04/001	Mr & Mrs Cyril Nazareth	
7682/01/001	Mr & Mrs D J & J J Woodhouse	
7484/01/001	Mr & Mrs David & Margaret Bartlett	
7656/01/001	Mr & Mrs David & Margaret Saunders	
7651/01/001	Mr & Mrs Derek & Jean Reynolds	
7613/01/001	Mr & Mrs Douglas & Karen Fletcher	
2947/03/001	Mr & Mrs F & G Economides	
6720/02/001	Mr & Mrs F Perry	
3901/02/002	Mr & Mrs Frederick Banjo	
7634/01/001	Mr & Mrs Graham & rebecca Newnham	
7511/01/001	Mr & Mrs Henry & Barbara Field	
7677/01/001	Mr & Mrs John & Linda Stephenson	
7646/01/001	Mr & Mrs John & Sue Read	
7488/02/001	Mr & Mrs John & Vera Bolding	
7488/01/001	Mr & Mrs John & Vera Bolding	
7657/01/001	Mr & Mrs Keith & Verna Sayers	
6559/02/001	Mr & Mrs M Spence	
7625/01/001	Mr & Mrs Malcolm & Beth Holmes	
7630/01/001	Mr & Mrs N Patel	
7643/01/001	Mr & Mrs P Foley	
3926/04/001	Mr & Mrs Peter & Brenda Mullings	
7505/01/001	Mr & Mrs R Cheung	
7644/01/001	Mr & Mrs Rajabali	
7680/01/001	Mr & Mrs T & C Browne	
7190/03/001	Mr & Ms Adam & Victoria Brocking & Fisher	
7941/01/001	Mr & Ms Surya & Ruma Mantha & Mahadalker	

Ref_Number	Name_of_Representor	Company_or_Organisation
6498/02/001	Mr A E Jenkinson	
1706/02/001	Mr Adam Andrews	JJ Global
7690/01/001	Mr Ahmad Asfahan	
7708/01/001	Mr Alan Jeffrey	
6580/02/001	Mr Alasdair James	
7687/01/001	Mr Alex Arbisman	
7707/01/001	Mr Alfie Jeffrey	
7712/01/001	Mr Amul Patel	
7711/01/001	Mr Annal Mohakir	
6588/02/001	Mr Ashok Pillai	
6456/03/001	Mr B Goberdhan	
4235/02/001	Mr Bernard White	
7714/01/001	Mr Bhaskaqrai Patel	
7713/01/001	Mr Bhasker Patel	
6409/02/001	Mr Brian Charles Small	
7731/01/001	Mr C Wicks	
7729/01/001	Mr Carl Christian Nielsen	
6601/02/001	Mr Claus Groth-Andersen	
4701/01/001	Mr Colin Pereira	
3381/03/001	Mr Daniel James	
6628/02/001	Mr David Bennett	
1692/02/001	Mr David Cox	
6634/02/001	Mr David Crossland	
6645/02/001	Mr David Gunning	
7743/01/001	Mr David Jenner	
6654/02/001	Mr David Nunes	
6677/02/001	Mr E J Greenfield	
7747/01/001	Mr Edwin Gomes	
6687/02/001	Mr Ethan Purcell	

Ref_Number	Name_of_Representor	Company_or_Organisation
6684/02/001	Mr Evren Halil	
7770/01/001	Mr Filippo Piccolino	
7765/01/001	Mr Frank Mothersole	
6723/02/001	Mr G Butac	
7779/01/001	Mr G Hewish	
6683/02/001	Mr Gary Abbott	
6721/02/001	Mr George Beechey	
6934/03/001	Mr Graham Murphy	
6751/02/001	Mr Henry Man	
7782/01/001	Mr Ian Buckler	
6759/03/001	Mr Ian Kibble	
3498/04/001	Mr Ian Marsh	
7783/01/001	Mr Ian Paterson	
7795/01/001	Mr J Clark	
6816/03/001	Mr J Cox	
6816/02/001	Mr J Cox	
2165/03/001	Mr J G Warlow	
6829/02/001	Mr J Holderness	
6831/02/001	Mr J Hopkins	
7797/01/001	Mr J Saggat	
7794/01/001	Mr Jack Burke	
5649/03/001	Mr James Milmo	
6795/02/001	Mr Jared Blundell	
6413/03/001	Mr Jason Burke	
3506/05/001	Mr John Albert	
2569/03/001	Mr John Booroff	
6457/02/001	Mr John Bowman	
6797/02/001	Mr John Boyd	
6821/02/001	Mr John Fitzgibbon	

Ref_Number	Name_of_Representor	Company_or_Organisation
7796/01/001	Mr John Kerbel	
6809/02/001	Mr John Maslen	
3355/03/001	Mr John Mullis	
6872/02/001	Mr John To	
6459/02/001	Mr K Anderson	
7799/01/001	Mr K Rajasegaran	
4296/02/001	Mr K Simmonds	
2573/02/001	Mr Keith Harris	
6885/02/001	Mr Ken J McKelvey	
7798/01/001	Mr Kevin Murphy	
3582/03/001	Mr Leeroy Purcell	
7800/01/001	Mr Leon Titus	
7801/01/001	Mr Lesley G Wilson	
2031/02/001	Mr M Bishop	
7805/01/001	Mr Mark David Hodson	
3546/03/001	Mr Mark Hawkins	
6929/02/001	Mr Mark Thomas	
7804/01/001	Mr Martin Hewitt	
7802/01/001	Mr Michael Burke	
7803/01/001	Mr Michael Denny	
6502/02/001	Mr Michael G Hancock	
1272/01/001	Mr Michael Hewish	Shirley Oaks Management Limited
7780/01/001	Mr Mike Harding	
7807/01/001	Mr Nathan Asmoucha	
6935/02/001	Mr Naveeda Anwar	
7809/01/001	Mr Neil Peirce	
7811/01/001	Mr Neil Williams	
6828/02/001	Mr P F Robinson	
6968/02/001	Mr P Hughes	

Ref_Number	Name_of_Representor	Company_or_Organisation
7826/01/001	Mr P Kyriacou	
7827/01/001	Mr P McLoughlin	
5950/03/001	Mr P W Groom	
6467/02/001	Mr Paul Vernon	
6962/02/001	Mr Peter Fillingham	
7825/01/001	Mr Peter Holway	
6823/02/001	Mr Philip Carpenter	
7816/04/001	Mr Philip Ebert	
7816/03/001	Mr Philip Ebert	
7816/01/001	Mr Philip Ebert	
7816/05/001	Mr Philip Ebert	
7816/02/001	Mr Philip Ebert	
7813/01/001	Mr Phillip Bocarro	
7828/01/001	Mr Pirkko Pessi Booroff	
7829/01/001	Mr R Buckler	
2351/02/001	Mr R D Costar	
7830/01/001	Mr R Elvin	
6987/02/001	Mr R Honywood	
6988/02/001	Mr R Hurford	
6992/02/001	Mr R K Alderson	
7265/02/001	Mr R Muralidaran	
6856/02/001	Mr Ron Pizzey	
4288/01/001	Mr Ronan Gleeson	
2924/02/001	Mr Roohi F Khan	
6986/02/001	Mr Roy Endersby	
7831/01/001	Mr Russell Tree	
7834/01/001	Mr S Houlden	
6709/02/001	Mr S Lockett	
7832/01/001	Mr S M Roke	

Ref_Number	Name_of_Representor	Company_or_Organisation
7835/01/001	Mr S Shah	
7836/01/001	Mr Simon Whitehead	
7833/01/001	Mr Stephen Hopkins	
7781/01/001	Mr Steven & Andrew Hartwell & Curtis	
6701/02/001	Mr T Burke	
6864/02/001	Mr Terence Figgess	
6727/02/001	Mr Terry Carpenter	
7071/02/001	Mr Tomasz Nogal	
7072/02/001	Mr Tony To	
7837/01/001	Mr Trevor Figgess	
7083/02/001	Mr Tzy-Tau Wey	
7847/01/001	Mr Varun Rao	
4483/02/001	Mr Wayne Brennan	
3480/03/001	Mr Wei Chang Yip	
6769/02/001	Mr William Postans	
2225/02/001	Mr William Wright	
7101/02/001	Mr Zain Anwar	
2885/02/001	Mrs Anita Pepper	
7364/02/001	Mrs Barbara White	
7859/01/001	Mrs Bhavna Patel	
7862/01/001	Mrs Brenda Simmonds	
7102/02/001	Mrs Carol Boyd	
2948/04/001	Mrs Carolyn Dare	
1690/04/001	Mrs Christine Clark	
7871/01/001	Mrs Claudia Cox	
7874/01/001	Mrs Dapline Carter	
1685/03/001	Mrs Dawn Keech	
6185/02/001	Mrs Deborah Banjo	
7104/02/001	Mrs Deborah White	

Ref_Number	Name_of_Representor	Company_or_Organisation
6047/04/001	Mrs Elaine Connor	
7105/02/001	Mrs Elaine Day	
2032/02/001	Mrs Elizabeth Thomas	
7888/01/001	Mrs Francine Murphy	
3950/02/001	Mrs G Penn	
7108/02/001	Mrs H Griffiths	
7057/02/001	Mrs J Abbott	
6774/02/001	Mrs J F Hudson	
5551/02/001	Mrs J Payne	
6247/03/001	Mrs J Warner-Chandler	
2969/05/001	Mrs Janet Hills	
7109/03/001	Mrs Jean Ghagan	
7898/01/001	Mrs K B Patel	
7901/01/001	Mrs Kapila Patel	
6777/02/001	Mrs Karen Cawley	
6702/02/001	Mrs L Edwards	
4593/02/001	Mrs Laura Tang	
2035/02/001	Mrs Lorraine Cox	
7137/02/001	Mrs M B Johnson	
6907/02/001	Mrs M Jenkinson	
3593/02/001	Mrs Margaret Hawkins	
7147/02/001	Mrs Margaret West	
7904/01/001	Mrs Michele Pereira DeSouza	
7917/01/001	Mrs N Y M Suitittong	
7916/01/001	Mrs Nicky Peirce	
6705/02/001	Mrs Pamela Elizabeth Farrow	
2681/03/001	Mrs Patricia Harding	
7919/01/001	Mrs Sam Willcox	
7919/02/001	Mrs Sam Willcox	

Ref_Number	Name_of_Representor	Company_or_Organisation
7008/03/001	Mrs Sandra Hurford	
8034/01/001	Mrs Sue Cook	
2230/03/001	Mrs Sylvia Moore	
7175/02/001	Mrs Vera Stanley	
7921/01/001	Ms Andrea Day	
7011/02/001	Ms Ann Greenfield	
7922/01/001	Ms Ann Justile-Carey	
7178/02/001	Ms Ayesha Anwar	
7923/01/001	Ms Baileau Costello	
7924/01/001	Ms Brij Patel	
3472/04/001	Ms Caroline Elizabeth Joyce	
7925/01/001	Ms Charmaine Bourton	
7926/01/001	Ms Cherie Nazareth	
7933/01/001	Ms Donna Gomes	
7935/01/001	Ms Emma Brookes	
7938/01/001	Ms Franca Piccolino	
4366/02/001	Ms Gemma Sturgeon	
3517/02/001	Ms Geraldine Pyatt	
7942/01/001	Ms Glynis Jones	
1818/03/001	Ms Hazel Jordan	
7192/02/001	Ms Hazel Wood	
7191/02/001	Ms Hina Khwaja	
7947/01/001	Ms Jacqueline Buckler	
7949/01/001	Ms Jean Davis	
3733/02/001	Ms Jennifer Addis	
6761/03/001	Ms Jennifer Tapping	
7197/02/001	Ms Joanne Groom	
7955/01/001	Ms Julia Patten	
7082/03/001	Ms Julie Knight	

Ref_Number	Name_of_Representor	Company_or_Organisation
4364/02/001	Ms Juliet Costello	
7248/02/001	Ms June Pacey	
7022/02/001	Ms Karen Doherty	
6889/02/001	Ms Karen Gomes	
7983/01/001	Ms Karen Jeffrey	
7989/01/001	Ms Katharina Tree	
7986/01/001	Ms Kellie Muir	
7992/01/001	Ms L Bovill	
6501/02/001	Ms Linda Figgess	
6916/02/001	Ms Linda Harding	
8017/01/001	Ms Linda Nicholas	
8018/01/001	Ms Linda Osmand	
7993/01/001	Ms Lisa Buckler	
7936/01/001	Ms Liz Davies	
8006/01/001	Ms Lorraine Man	
7238/02/001	Ms Lucy James	
8029/01/001	Ms Margaret Gibson	
7241/02/001	Ms Margit Bowman	
6342/02/001	Ms Marian Jones	
8030/01/001	Ms Maureen Milmoie	
8025/01/001	Ms May Asfahani	
8031/01/001	Ms Mollie Reeves	
2585/03/001	Ms Rachel James	
2665/02/001	Ms S Mawaziny	
8032/01/001	Ms Salwa Hilu Abdo	
7251/02/001	Ms Sandy Peters	
6426/02/001	Ms Shannon Spindlow	
8033/01/001	Ms Sue Entwistle	
0850/01/001	Ms Sue Hunt	

Ref_Number	Name_of_Representor	Company_or_Organisation
8035/01/001	Ms Sugunan Purusholthaman	
2310/02/001	Ms Susan A Costar	
8036/01/001	Ms Wendy Smith	
7028/02/001	Naomi Purcell	
6474/02/001	Natalie Payne	
6422/02/001	Patricia Ann Reid	
4284/01/001	Pauline Whalley	
1835/02/001	Peter Docherty	
2130/03/001	R. J Harris	
7142/02/001	Rev D Paul	
6939/02/001	Rosemary Whiting	
6663/02/001	Ruby West	
7483/01/001	Russell & Kyproulla Adair	
6270/03/001	Sara Wardle	
6428/03/001	Sheena Shah	
6998/02/001	Soon Swee Tye	
6670/02/001	Veena Pillai	
7047/02/001	Vynesh Pillai	
4372/02/001	W.P Mahon	
6567/02/001	Wendy Honeywood	
6950/02/001	Zaina Purcell	

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

**\_Standard rep 7**

1701/02/001	A A and Mrs J Coutts
1959/02/001	Chris Tompkins
7812/01/001	Christopher Den
6784/01/001	D Hasell
7814/01/001	D Tickle
7815/01/001	Daniel Tray
6788/01/001	Darren Atkins
2673/02/001	Dewi Jones
2786/01/001	Janet Mash
6789/01/001	Jason Baker
7823/01/001	Jill M Barnes
2513/01/001	Kuzi Makanza
7817/01/001	Louise Linfoord
7818/01/001	M Burton
2530/01/001	Meena Rebal
7824/01/001	Miss Rochelle Spice
4504/02/001	Mr & Mrs Apps
4702/01/001	Mr & Mrs Braybrook
8713/01/001	Mr & Mrs E Russell
8715/01/001	Mr & Mrs G Stevens
8770/01/001	Mr & Mrs I & J Tucker
8766/01/001	Mr & Mrs John & Joy Dresback
8728/01/001	Mr & Mrs Roy & Jean Green
8724/01/001	Mr & Mrs Terry & Sue Francis
2396/02/001	Mr & Mrs Willard
2396/01/001	Mr & Mrs Willard
8771/01/001	Mr & Ms Peter & Jenny Adams & Allen

Ref_Number	Name_of_Representor	Company_or_Organisation
7806/01/001	Mr and Mrs Warren	
4173/01/001	Mr B Patel	
7808/01/001	Mr C Walker	
6787/01/001	Mr Chris Bateman	
8773/01/001	Mr Clifford Boavery	
2342/02/001	Mr Darren Wissart	
2342/01/001	Mr Darren Wissart	
8774/01/001	Mr David Halliday	
5038/02/001	Mr G Wrightson	
8716/01/001	Mr I Mennear	
5058/02/001	Mr J Poole	
5059/02/001	Mr J Robinson	
8718/01/001	Mr J Walker	
8717/01/001	Mr James Baldry	
8805/01/001	Mr Jay Conroy	
8719/01/001	Mr Keith Game	
5062/02/001	Mr Kenneth Dudley	
8720/01/001	Mr Kevin Holloway	
8721/01/001	Mr M Barnett	
8722/01/001	Mr Michael Howell	
8806/01/001	Mr Nathan McAllister	
8807/01/001	Mr Oldham	
5091/02/001	Mr Oliver Thompson	
8808/01/001	Mr P Young	
1179/01/001	Mr Peter Kirby	
8725/01/001	Mr Peter Stephens	
8730/01/001	Mr R Bateman	
8809/01/001	Mr R S Barnes	
8811/01/001	Mr R. J. Watson	

Ref_Number	Name_of_Representor	Company_or_Organisation
7820/01/001	Mr Robert Spice	
4286/01/002	Mr Roger Begley	
8810/01/001	Mr Roger Farrington	
5135/02/001	Mr T Summers	
2227/02/001	Mr William Tompkins	
8776/01/001	Mrs B Lawson	
8731/01/001	Mrs Brenda Baldrick	
8779/01/001	Mrs Dawn Bateman	
2359/01/001	Mrs G Burton	
8734/01/001	Mrs Georgina Godwin	
8780/01/001	Mrs Hayley-Grace Tompkins	
7821/01/001	Mrs Joan Hicks	
2517/01/001	Mrs Kelly G. William	
2495/03/001	Mrs L Poole	
2495/02/001	Mrs L Poole	
7822/01/001	Mrs M Callan	
2197/03/001	Mrs M.M Housden	
8736/01/001	Mrs S Kimber	
8688/02/001	Ms Ann Walker	
8803/01/001	Ms Becky Sawyer	
8746/01/001	Ms Carol O'Hadi	
8801/01/001	Ms Caroline Kelly	
8744/01/001	Ms Charlotte Atkins	
8786/01/001	Ms Claire Trench	
8785/01/001	Ms Dorothy Ford	
8784/01/001	Ms Emma Troy	
8747/01/001	Ms Gillian Ford	
8742/01/001	Ms Karen Eddie Goodchild	
8783/01/001	Ms Kyra Rosie	

Ref_Number	Name_of_Representor	Company_or_Organisation
8752/01/001	Ms M J Godsell	
8741/01/001	Ms Marion Holland-Skinner	
8739/01/001	Ms Mehreen Imran	
8749/01/001	Ms Mildred Bravery	
8754/01/001	Ms Pauline Wissat	
8727/01/001	Ms Rhianydd Correya	
8782/01/001	Ms Sheron Bathmaker	
8726/01/001	Ms Susan Tompkins	
8714/01/001	Ms Viviane Viviane	
7819/01/001	N Selwyn	
7810/01/001	Samantha Blakeman	
8830/01/001	Sumit Roland	

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

**\_Standard rep 8**

1964/01/001

8396/01/001

Garrett

7991/01/001

Pantry

8477/01/001

A A McHows

8657/01/001

A Albuquerque

8259/01/001

A Evans

7894/01/001

A Freemantle

7905/01/001

A Gannin

8014/01/001

A Higgins

8186/01/001

A J Bedford

8011/01/001

A Morris

2412/01/001

A Olufeyiml

8010/01/001

A R Messenger

7883/01/001

A V Coleman

8019/01/001

A Wapsworth

7885/01/001

Alex Cromwell

8012/01/001

Alex Teegwen

8882/01/001

Alfia Obery

7873/02/001

Alison Reynolds

8289/01/001

Amanda Moody

2414/01/001

Andrew Pache

2423/01/001

Andrew Tie

7881/01/001

Angela King

8799/01/001

Ania Majewska

7875/01/001

Ann Walsh

1767/02/001

Anne &amp; Michael Roberts

7880/01/001

Anne Fleming

Ref_Number	Name_of_Representor	Company_or_Organisation
8296/01/001	Anne McDermott	
8398/01/001	Anne McGowan	
2410/01/001	Anthony Miller	
8004/01/001	Attila Sinko	
7879/01/001	Autumn Bailey	
8265/01/001	Avon Linn	
8008/01/001	B Adams	
8038/01/001	B Horstead	
8214/01/001	B L Harber	
8664/01/001	B P Killick	
7912/01/001	B Passey	
7913/01/001	B R Barry	
7957/01/001	B Winter	
7877/01/001	Bethany Lawrence	
2467/01/001	Billy Carvan	
8659/01/001	C A White	
8723/01/001	C Drylie	
7908/01/001	C Farrar	
7910/01/001	C H Marshall	
8663/01/001	C Johnson	
7902/01/001	C McLean	
2475/01/001	C Petty	
8088/01/001	C Samuel	
7911/01/001	C Shields	
8092/01/001	C Stonebridge	
8002/01/001	C T Van Hoorn	
7876/01/001	Carol Gambrell	
8099/01/001	Charlene Reynolds	
8538/01/001	Charlotte Dowuona	

Ref_Number	Name_of_Representor	Company_or_Organisation
1933/01/001	Chris Wood	
7861/01/001	Christina Murray	
1960/01/001	Christine Freman	
8535/01/001	Clair Ware	
8162/01/001	Claire Andrews	
8277/01/001	Claire Bennett	
1963/01/001	Claire Thomas	
7851/01/001	Cleur Jones	
8136/01/001	D Allen	
7891/01/001	D Bailey	
8753/01/001	D Casey-Harwood	
7897/01/001	D Cutts	
7998/01/001	D Goodchild	
8271/01/001	D Lilley	
7999/01/001	D Newbold	
2025/01/001	D Redrupp	
8081/01/001	D Reed	
8656/01/001	D Southgate	
7900/01/001	D Stewart	
2026/01/001	D Tiernan	
8885/01/001	D Whitemern	
8290/01/001	Daniel Dangerfield	
8515/01/001	Debbie Aylard	
8101/01/001	Denise Lyons	
8732/01/001	Dr Barry MacEvoy	
7997/01/001	E Hooper	
8658/01/001	E J Brickey	
7995/01/001	E M Coleman	
8400/01/001	E Neale	

Ref_Number	Name_of_Representor	Company_or_Organisation
8669/01/001	E Nicholson	
1794/03/001	Elaine Bronger	
8279/01/001	Emma Bouttell	
8630/01/001	Emma Rose	
8297/01/001	Emma Shoulders	
8172/01/001	F Bowles	
8082/01/001	F Donovan	
8841/01/001	F Thawn	
7907/01/001	Farid Husain	
8102/01/001	Fiona Wood	
8469/01/001	G Amroussi	
8632/01/001	G Benfol	
7887/01/001	G Clarke	
7895/01/001	G Heaton	
8072/01/001	G Heston	
8074/01/001	G M Paton	
8642/01/001	G P Holgate	
8667/01/001	G Roberts	
7896/01/001	G Sadler	
1875/02/001	G Vagg	
8539/01/001	Gillian Tubb	
8210/01/001	Guynis Meredith	
8347/01/001	H Bossick	
8590/01/001	H Kirk	
8256/01/001	H Norton	
8594/01/001	Hannah Baldock	
8339/01/001	Hazel Bull	
8104/01/001	Heather Beck	
8637/01/001	Helen Louvieris	

Ref_Number	Name_of_Representor	Company_or_Organisation
8229/01/001	I Angell	
8065/01/001	J Janowski	
8140/01/001	J M Walker	
8880/01/001	J Mason	
8426/01/001	J Mezlanc	
8617/01/001	J Mills	
8237/01/001	J Milton	
8399/01/001	J Snow	
8068/01/001	J Thornton	
7966/01/001	Jackie Lombardo	
8597/01/001	Jacqueline Couparach	
8261/01/001	Jacqueline Saunders	
8653/01/001	Jake Beauchaud	
8661/01/001	Jane and Mick Evans	
8333/01/001	Jane Dowson	
7971/01/001	Janet Badon	
8291/01/001	Janet Gedea	
8529/01/001	Janice Williams	
8165/01/001	Jennifer Wines	
8109/01/001	Jill Order	
8293/01/001	Jo Turner	
8420/01/001	Joan Pelt	
8028/01/001	Josephine Nampile	
7972/01/001	Joyce Kendall	
3514/02/001	Julia Sims	
8024/01/001	Julie Field	
7967/01/001	Julie Miller	
8122/01/001	K Boardman	
2316/01/001	K Briggs	

Ref_Number	Name_of_Representor	Company_or_Organisation
8126/01/001	K Harding	
8345/01/001	K L Bantick	
8070/01/001	K Parmar	
4215/02/001	K.R James	
4215/01/001	K.R James	
7969/01/001	Karen Jael	
8142/01/001	Katrina Constable	
8596/01/001	Kay Ellis	
7968/01/001	Kim Kelly	
8219/01/001	L Alexander	
8842/01/001	L Balden	
8503/01/001	L Thomson	
7868/01/001	Lava Gilbert	
8625/01/001	Leanne Ioannou	
8480/01/001	Leigh Wright	
7850/01/001	Liz Kane	
7839/01/001	Loretta Cooke	
7857/01/001	Lucy Rockall	
2523/01/001	Luzmila Walters	
7869/01/001	Lynne Lucas	
8489/01/001	M Ballamy	
8266/01/001	M Bantick	
8342/01/001	M Decker	
8062/01/001	M Deverill	
8063/01/001	M Easton	
8832/01/001	M Garet	
8040/01/001	M Godden	
8248/01/001	M J C Milton	
8220/01/001	M Kearnon	

Ref_Number	Name_of_Representor	Company_or_Organisation
8226/01/001	M Kendall	
8123/01/001	M Lam Man Chun	
8257/01/001	M Parrs	
8397/10/001	M R Taylor	
8629/01/001	M Saba	
8143/01/001	M Vallance	
8634/01/001	Madeline McIntyre	
2532/01/001	mary McGourty	
8650/01/001	Mary T Conlan	
8206/01/001	Maunce Plant	
7860/01/001	Maureen Potterr	
8430/01/001	Mia Joygriffin	
8884/01/001	Michelle Roberts	
8055/02/001	Miss Heidi Ellis	
8335/01/001	Miss M Sprent	
2324/01/001	Miss Tara Heaton	
8027/01/001	Mr & Mrs Chang	
8020/01/001	Mr & Mrs D Thompson	
8021/01/001	Mr & Mrs Deeley	
8496/01/001	Mr & Mrs Isaacs	
7996/01/001	Mr & Mrs Ives	
8738/01/001	Mr & Mrs Peak	
3947/01/001	Mr & Mrs Phillips	
8507/01/001	Mr & Mrs Shrapnell	
7872/01/001	Mr & Mrs Smith	
8199/01/001	Mr & Mrs Stables	
8735/01/001	Mr & Mrs V & G. Bert	
8647/01/001	Mr & Mrs Whitehead	
7886/01/001	Mr A D Harris	

Ref_Number	Name_of_Representor	Company_or_Organisation
2405/01/001	Mr A. G. Roadnight	
8015/01/001	Mr Adam McGrath	
8013/01/001	Mr Alan Trendell	
7882/01/001	Mr Andrew Appleyard	
2403/01/001	Mr Andrew Evans	
8016/01/001	Mr Anthony Leahy	
8510/01/001	Mr Anthony Saw	
8005/01/001	Mr B Barnes	
8582/01/001	Mr Barry G	
8268/01/001	Mr Barry Unwin	
8037/01/001	Mr Brian Charman	
8838/01/001	Mr Caleb Lapister	
7903/01/001	Mr Callum Murray	
8508/01/001	Mr Callum Nerin	
8003/01/012	Mr Charlie Petschi	
8883/01/001	Mr Chris Lawford	
8128/01/001	Mr Chris Varrow	
8007/01/001	Mr Colin Deverill	
8001/01/001	Mr Colin Harris	
7909/01/001	Mr Colin Joy	
2476/01/001	Mr Colin Plant	
8636/01/001	Mr D C Martin	
7899/01/001	Mr Daniel Morgan	
8079/01/001	Mr Daniel Murray	
8023/01/001	Mr Daniel Southgate	
8009/01/001	Mr Darren Cresswell	
7906/01/001	Mr David Banks	
8494/01/001	Mr David Evans	
8481/01/001	Mr David Gates	

Ref_Number	Name_of_Representor	Company_or_Organisation
1672/02/001	Mr David Ginn	
8000/01/001	Mr David Kendall	
1931/01/001	Mr David Lyons	
8022/01/001	Mr Dean Emmins	
8755/01/001	Mr Dimasio	
7763/02/001	Mr E Perschky	
8474/01/001	Mr Eddie O'Connor	
8624/01/001	Mr Edward Laker	
8138/01/001	Mr Eric Mourton	
8163/01/001	Mr G Hartwell	
7893/01/001	Mr George Fagan	
8287/01/001	Mr Gordon Dewaal	
8772/01/001	Mr I Mladewovic	
8652/01/001	Mr I Yotes	
7890/01/001	Mr Ian Farmer	
7889/01/001	Mr Ian Gardiner	
8077/01/001	Mr Ian Robinson	
5048/02/001	Mr J Bengueyfield	
2333/01/001	Mr J D Anderson	
8775/01/001	Mr J Marchant	
8243/01/001	Mr J P Joy	
8235/01/001	Mr J T Agate	
8066/01/001	Mr James Thorbian	
8837/01/001	mr Joe Ethward	
8215/01/001	Mr Joe Slattery	
8511/01/001	Mr John Carlet	
7884/01/001	Mr John Deadman	
8834/01/001	Mr John Flanest	
8835/01/001	Mr John McC	

Ref_Number	Name_of_Representor	Company_or_Organisation
8263/01/001	Mr John Simpson	
8495/01/001	Mr Jon Ward	
8422/01/001	Mr Jonathan Young	
8060/01/001	Mr Keith Saunders	
8491/01/001	Mr Kenneth Marley	
8217/01/001	Mr Kieron McGourty	
8512/01/001	Mr Leon Hay	
8127/01/001	Mr Luke Spooner	
8184/01/001	Mr M Storey	
8349/01/001	Mr Malcolm Beattie	
5027/02/001	Mr Malcolm Graveling	
8341/01/001	Mr Mark Bentley	
8132/01/001	Mr Mark Cecil	
8208/01/001	Mr Mark Seon	
8232/01/001	Mr Mat Parmenter	
8124/01/001	Mr Michael Cook	
7803/02/001	Mr Michael Denny	
8395/01/001	Mr Mike Mulvey	
8654/01/001	Mr Nathan Harris	
8584/01/001	Mr Neil Houlin	
8621/01/001	Mr P Keik	
2323/01/001	Mr P Lucas	
4282/02/001	Mr P Tyler	
8118/01/001	Mr P Ves	
8053/01/001	Mr Patrick McGourty	
8116/01/001	Mr Patrick Roger	
8218/01/001	Mr Paul Bossick	
7990/01/001	Mr Paul Winter	
8519/01/001	Mr Peter Bailby	

Ref_Number	Name_of_Representor	Company_or_Organisation
8057/01/001	Mr Peter Mitcham	
8046/01/001	Mr Peyton	
8777/01/001	Mr R Hiscex	
5981/02/001	Mr R J Carter	
5116/02/001	Mr R Sharp	
8778/01/001	Mr R Smith	
8039/01/001	Mr Ray Baker	
7994/01/001	Mr Richard Freeman	
7984/01/001	Mr Robert Lovell	
2927/02/001	Mr Robert Pillman	
8278/01/001	Mr Robert Sidney	
8585/01/001	Mr Robert Smith	
7981/01/001	Mr Robert Thornton	
8415/01/001	Mr Rogers	
8413/01/001	Mr S A Alderton	
8589/01/001	Mr S E Nicholas	
8592/01/001	Mr S J Hatcher	
8097/01/001	Mr S Peters	
8781/01/001	Mr Simon Jones	
8050/01/001	Mr Simon Royle	
8879/01/001	Mr Simon Vend	
8119/01/001	Mr Steffan Gericke	
8196/01/001	Mr Stephen Folley	
8670/01/001	Mr Stephen Gray	
2393/01/001	Mr Stephen McGourty	
8499/01/001	Mr Stephen Tyler	
8227/01/001	Mr Steve Parry	
8486/01/001	Mr Steven Day	
8047/01/001	Mr Stuart Douglas	

Ref_Number	Name_of_Representor	Company_or_Organisation
8488/01/001	Mr Terence Crux	
8645/01/001	Mr Terry Monckthon	
8639/01/001	Mr Thomas Ellis	
8831/01/001	Mr Trevor Mavoor	
8158/01/001	Mr Turrell	
7508/02/001	Mr White	
2431/02/001	Mr. B & Mrs S. A Kelly	
5143/02/001	Mrs A Daly	
4192/02/001	Mrs Annette Merry	
7974/01/001	Mrs B Agate	
7973/01/001	Mrs B Johnson	
8113/01/001	Mrs Barbara Karper	
8234/01/001	Mrs Bhasin	
7865/01/001	Mrs C Parry	
7962/01/001	Mrs G Daly	
8536/01/001	Mrs G Jay	
7970/01/001	Mrs Iannuzzi	
4353/01/002	Mrs J Farmer	
8246/01/001	Mrs J Fines	
8484/01/001	Mrs J M Turvill	
8424/01/001	Mrs J V Ramsey	
8588/01/001	Mrs L A Down	
8245/01/001	Mrs Linda Lovell	
8253/01/001	Mrs Lock	
8252/01/001	Mrs M Beattie	
8428/01/001	Mrs M De Souza	
8504/01/001	Mrs P Burton	
5197/02/001	Mrs P Clarke	
7878/01/001	Mrs P Messenger	

Ref_Number	Name_of_Representor	Company_or_Organisation
7980/01/001	Mrs Robert Thornton	
8798/01/001	Mrs S Houldsnoth	
8273/01/001	Mrs Susan I Toomey	
6308/02/001	Mrs T K Carter	
7975/01/001	Mrs William Simmonds	
8344/01/001	Mrs Y Huber	
5106/02/001	Ms C Garrard	
5246/02/001	Ms J Jones	
8802/01/001	Ms Veronica DeGrasse-Grant	
8768/01/001	Ms Zoe Calliste	
7961/01/001	Myra Jarvis	
8125/01/001	N Bailey	
8149/01/001	N Brown	
8532/01/001	N Gericke	
8115/01/001	N Udel	
8337/01/001	Nancy Ewing	
8655/01/001	Neisha Smith	
8094/01/001	Nickolai Baker	
8222/01/001	Norah Namutosi	
8626/01/001	O Kingston	
8173/01/001	O Windsor	
8223/01/001	P Bornham	
8472/01/001	P Ficher	
8275/01/001	P G Littlewood	
8250/01/001	P Gillam	
8051/01/001	P Hodge	
8225/01/001	P Lintern	
8500/01/001	P Lloyd	
8059/01/001	P Prics	

Ref_Number	Name_of_Representor	Company_or_Organisation
7988/01/001	P Reeves	
8224/01/001	P Rost	
8201/01/001	P Severin	
8045/01/001	Pal Harp	
7845/01/001	Pamela Wells	
7841/01/001	Patricia Stacey	
7844/01/001	Paula Stokes	
8485/01/001	Perish Raisl	
8049/01/001	R Bakerr	
8089/01/001	R Bremer	
8251/01/001	R F Hunt	
7982/01/001	R J Down	
8490/01/001	R J Rowe	
8091/01/001	R Limpenny	
8156/01/001	R Palin	
8170/01/001	R Tame	
8204/01/001	R Thor	
7987/01/001	Rachel Thompson	
7963/01/001	Rachel Watkins	
4227/01/002	Rita Clarke	
8176/01/001	Rita Thomson	
7846/01/001	Rosalyn Hall	
8416/01/001	S Beaney	
8167/01/001	S Clements	
8254/01/001	S Conrad	
8623/01/001	S Dew	
8153/01/001	S Flenlon	
8041/01/001	S Hawkes	
8026/01/001	S Kelly	

Ref_Number	Name_of_Representor	Company_or_Organisation
8096/01/001	S Lakhani	
8628/01/001	S White	
7849/01/001	Sally Duffy	
8238/01/001	Sam Robinson	
7863/01/001	Samantha Norman	
7855/01/001	Sandra Stokes	
8649/01/001	Shaheena Hanif	
8800/01/001	Shalini Patel	
8482/01/001	Shamani Wathsala	
7870/01/001	Sharon Elliot	
7965/01/001	Sharon Fottrell	
7853/01/001	Siobhan Sinko	
8793/01/001	SS Patel	
8043/01/001	Sundip Ravar	
8517/01/001	Sylvia Jones	
8591/01/001	T Bowden	
2535/01/001	T McGourty	
8240/01/001	T Mushtaq	
8418/01/001	T Sweeney	
7843/01/001	Teresa Sullivan	
8155/01/001	Terri Douglas	
7964/01/001	Terri Noyes	
7842/01/001	Toni Martin	
7978/01/001	Tony Fitch	
7979/01/001	Tony Littlewood	
7958/01/001	Tracy Davidson	
8187/01/001	V Dhimar	
8106/01/001	V Morley	
8487/01/001	V Trendell	

Ref_Number	Name_of_Representor	Company_or_Organisation
7960/01/001	Vascula Humphries	
8203/01/001	Vicky Davenport	
7959/01/001	Vicky Hemming	
8620/01/001	Victor & Anne Laidlaw	
7976/01/001	W K Nicholas	
8111/01/001	W Pauling	
8331/01/001	Wendy Jarvis	
8394/01/001	William K Banks	
8221/01/001	Y Marius	
8501/01/001	Y Williams	
8168/01/001	Yogita Patel	

Ref\_Number

Name\_of\_Representor

Company\_or\_Organisation

**\_Standard rep 9**

6314/02/001	Barbara Dennis
3198/01/001	Christine Staton
4704/01/001	Dawn Barrett
4705/01/001	Hiten Patel
6780/01/001	L A Guthrie
6770/01/001	Malcolm Staton
4706/01/001	Mary Ward
4710/01/001	Mr & Mrs Connell
4703/01/001	Mr & Mrs Eck
4707/01/001	Mr & Mrs Wheddon
3177/01/001	Mr A Grafham
3195/01/001	Mr A Hardy
3183/01/001	Mr A V Winchester
3174/01/001	Mr and Mrs A Pring
3213/01/001	Mr and Mrs A.C Smith
3207/01/001	Mr and Mrs Beresford
3210/01/001	Mr and Mrs D Flahive
3175/01/001	Mr and Mrs Ferguson
6735/01/001	Mr and Mrs G Marder
6743/01/001	Mr and Mrs H J Woolcock
6734/01/001	Mr and Mrs K J Davis
1877/02/001	Mr and Mrs Learner
3176/01/001	Mr and Mrs Lunn
6739/01/001	Mr and Mrs Masters
3178/01/001	Mr and Mrs Wellman
3179/01/001	Mr C E Dear
5509/02/001	Mr Cleveland Deroche

Ref_Number	Name_of_Representor	Company_or_Organisation
6772/01/001	Mr D Rixson	
1965/02/001	Mr Eric Knowler	
6765/01/001	Mr G Gordon	
1938/03/001	Mr George Howard	
3194/01/001	Mr M T Ward	
3211/01/001	Mr R.H Day	
3189/01/001	Mr S Holliman	
4708/01/001	Mr Steve Barrett	
6767/01/001	Mrs A Photiou	
3200/01/001	Mrs B Burkin	
3203/01/001	Mrs P Hardy	
6775/01/001	Mrs Paulette Devoche	
3205/01/001	Mrs R Merson	
3212/01/001	Mrs S Smith	
3196/01/001	Mrs Sue Winter	
3187/01/001	Ms Ernestina Prempett	
2087/02/001	Phillipa Howard	
5566/02/001	Rosanne Hammond	
6783/01/001	Ruan De Silva	
2076/02/001	Sally Knowler	
4709/01/001	Sony Nair	
4711/01/001	Vivienne Windheuser	

## Standard Rep 1

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/DM32.2/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM32.2 755	Object to the use of Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site (reference number 755)		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
/DM31 (Table 11.2)/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM31 (Table 11.2) Forestdale	Object to focussed intensification associated with gradual change of area's local character under Policy DM31.4 of Forestdale		Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
									distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
/DM2/O	Object	Soundness – Effective	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	4 Homes	DM2	Object to Policy DM2 on development on garden land, which is too weak		Change	The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; a minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to such applications.
/DM28 (Option 1)/O	Object	Soundness – Effective	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	10 Transport and Communication	DM28 (Option 1)	Object to Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility	This policy should allow higher levels of parking in developments of low public transport accessibility	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
									<p>reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>

## Standard Rep 2

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 128	Object to the use of land at Poppy Lane (reference number 128) for housing	If the Council will not keep them as Metropolitan Open Land, this site should at least be designated as Local Green Space	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 504	Object to the use of Stroud Green Pumping Station, 140 Primrose Lane (reference number 504) for housing	If the Council will not keep them as Metropolitan Open Land, this site should at least be designated as Local Green Space	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 541	Object to the use of land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House (reference number 541) for housing	If the Council will not keep them as Metropolitan Open Land, this site should at least be designated as Local Green Space	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 542	Object to the use of land to the west of Shirley Oaks Road (reference number 542) for housing	If the Council will not keep them as Metropolitan Open Land, this site should at least be designated as Local Green Space	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 548	Object to the use of land at land to the rear of 5-13 Honeysuckle Gardens (reference number 548) for housing	If the Council will not keep them as Metropolitan Open Land, this site should at least be designated as Local Green Space	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 502	Object to the use of the Coombe Farm off Oaks Road (reference number 502) as a Gypsy and Traveller site		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
/DM44.2/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM44.2 661	Object to the use of the Coombe Lodge Nurseries off Conduit Lane (reference number 661) as a Gypsy and Traveller site		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from a wood chipper located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
/DM31 (Table 11.2)/O	Object		CLP2 – Detailed Policies and	11 The Places of Croydon	DM31 (Table 11.2) Area of the	Object to the focussed intensification associated with gradual change of area's local character under Policy DM31.4 of the Shirley Road Shopping Parade		Change	Croydon's suburbs will have sustainably grown to accommodate homes to

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
			Proposals (Preferred and Alternative Options)		Shirley Road Shopping Parade				contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
/DM31 (Table 11.2)/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative	11 The Places of Croydon	DM31 (Table 11.2) Setting of the Shirley Local Centre	Object to the focussed intensification associated with gradual change of area's local character under Policy DM31.4 of Shirley Local Centre		Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
			Options)						enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
/DM2/O	Object	Soundness - Effective	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	4 Homes	DM2	Object to Policy DM2 on development on garden land, which is too weak		Change	The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
									wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; a minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to such applications.
/DM28 (Option 1)/O	Object	Soundness – Effective	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	10 Transport and Communication	DM28 (Option 1)	Object to Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility	This policy should allow higher levels of parking in developments of low public transport accessibility	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
									beyond that already referenced in the supporting text.

### Standard Rep 2A

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/DM43.4/O	Object	Soundness - Justified	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 128	<p>Object to the de-designation of Land at Poppy Lane (reference number 128) from Metropolitan Open Land and its proposed use for housing.</p> <p>The Metropolitan Open Land provides several links in the Shirley Green Chain. This chain starts at South Norwood Country Park in the north and runs south through Ryland Fields, Long Lane Woods, Ashburton Playing Fields, Shirley Park Golf Course and up to Shirley Hills. From there the Green Chain continues through Heathfield, Bramley Bank Nature Reserve, Littleheath Woods and via Selsdon Park to Kings Wood at Hamsey Green.</p> <p>These open spaces are collectively designated as Metropolitan Open Land it would be unacceptable to lose a link to this chain.</p> <p>Under Planning Policy Guidance Note 9 it stresses the importance of nature conservation, not only on nationally important sites, but also suggests that many urban sites for nature conservation have enhanced local importance as a consequence of the relative lack of wildlife sites in built up areas. Statutory and non-statutory sites which provide wildlife corridors, links or stepping stones from one habitat site to another, all help to form a network necessary to endure the maintenance of the current range and diversity of our flora and fauna. Additionally this area is in a flood plain and there is a sink pond to the rear of Honeysuckle Gardens, there would be a detrimental effect and potential flooding of existing and future planned properties.</p> <p>There is only one winding road which runs through the village and this could not cope with any additional traffic.</p> <p>This is a small parcel of land and behind this land is a sink pond. If the sink pond overflows any properties would be flooded.</p>		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
/DM43.4/O	Object	Soundness - Justified	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 504	<p>Object to the de-designation of Stroud Green Pumping Station, 140 Primrose Lane (reference number 504) from Metropolitan Open Land and its proposed use for housing.</p> <p>The Metropolitan Open Land provides several links in the Shirley Green Chain. This chain starts at South Norwood Country Park in the north and runs south through Ryland Fields,</p>		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
						<p>Long Lane Woods, Ashburton Playing Fields, Shirley Park Golf Course and up to Shirley Hills. From there the Green Chain continues through Heathfield, Bramley Bank Nature Reserve, Littleheath Woods and via Selsdon Park to Kings Wood at Hamsey Green.</p> <p>These open spaces are collectively designated as Metropolitan Open Land it would be unacceptable to lose a link to this chain.</p> <p>Under Planning Policy Guidance Note 9 it stresses the importance of nature conservation, not only on nationally important sites, but also suggests that many urban sites for nature conservation have enhanced local importance as a consequence of the relative lack of wildlife sites in built up areas. Statutory and non-statutory sites which provide wildlife corridors, links or stepping stones from one habitat site to another, all help to form a network necessary to endure the maintenance of the current range and diversity of our flora and fauna. Additionally this area is in a flood plain and there is a sink pond to the rear of Honeysuckle Gardens, there would be a detrimental effect and potential flooding of existing and future planned properties.</p> <p>There is only one winding road which runs through the village and this could not cope with any additional traffic.</p> <p>This land is not only Metropolitan Open Land but is owned by Thames Water, there is a listed building on the site currently used as offices by Thames Water.</p>			circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
/DM43.4/O	Object	Soundness - Justified	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 541	<p>Object to the de-designation of Land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House (reference number 541) from Metropolitan Open Land and its proposed use for housing.</p> <p>The Metropolitan Open Land provides several links in the Shirley Green Chain. This chain starts at South Norwood Country Park in the north and runs south through Ryland Fields, Long Lane Woods, Ashburton Playing Fields, Shirley Park Golf Course and up to Shirley Hills. From there the Green Chain continues through Heathfield, Bramley Bank Nature Reserve, Littleheath Woods and via Selsdon Park to Kings Wood at Hamsey Green.</p> <p>These open spaces are collectively designated as Metropolitan Open Land it would be unacceptable to lose a link to this chain.</p> <p>Under Planning Policy Guidance Note 9 it stresses the importance of nature conservation, not only on nationally important sites, but also suggests that many urban sites for</p>		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
						<p>nature conservation have enhanced local importance as a consequence of the relative lack of wildlife sites in built up areas. Statutory and non-statutory sites which provide wildlife corridors, links or stepping stones from one habitat site to another, all help to form a network necessary to endure the maintenance of the current range and diversity of our flora and fauna. Additionally this area is in a flood plain and there is a sink pond to the rear of Honeysuckle Gardens, there would be a detrimental effect and potential flooding of existing and future planned properties.</p> <p>There is only one winding road which runs through the village and this could not cope with any additional traffic.</p> <p>This site is owned by the residents of Shirley Oaks Village through the Shirley Oaks Management Company in which every freeholder has a share.</p>			
/DM43.4/O	Object	Soundness - Justified	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 542	<p>Object to the de-designation of Land to the west of Shirley Oaks Road (reference number 542) from Metropolitan Open Land and its proposed use for housing.</p> <p>The Metropolitan Open Land provides several links in the Shirley Green Chain. This chain starts at South Norwood Country Park in the north and runs south through Ryland Fields, Long Lane Woods, Ashburton Playing Fields, Shirley Park Golf Course and up to Shirley Hills. From there the Green Chain continues through Heathfield, Bramley Bank Nature Reserve, Littleheath Woods and via Selsdon Park to Kings Wood at Hamsey Green.</p> <p>These open spaces are collectively designated as Metropolitan Open Land it would be unacceptable to lose a link to this chain.</p> <p>Under Planning Policy Guidance Note 9 it stresses the importance of nature conservation, not only on nationally important sites, but also suggests that many urban sites for nature conservation have enhanced local importance as a consequence of the relative lack of wildlife sites in built up areas. Statutory and non-statutory sites which provide wildlife corridors, links or stepping stones from one habitat site to another, all help to form a network necessary to endure the maintenance of the current range and diversity of our flora and fauna. Additionally this area is in a flood plain and there is a sink pond to the rear of Honeysuckle Gardens, there would be a detrimental effect and potential flooding of existing and future planned properties.</p> <p>There is only one winding road which runs through the village and this could not cope with any additional traffic.</p>		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
						<p>This site is owned by the residents of Shirley Oaks Village through the Shirley Oaks Management Company in which every freeholder has a share.</p> <p>Also on this land there is a synagogue. The Synagogue, their car park and frontage are owned by the Jewish community and they have no plans to sell this land. The synagogue is on consecrated land and is fact the only synagogue in Croydon. It is discriminatory to have identified this site without first consulting with the Board of Management.</p>			
/DM43.4/O	Object	Soundness - Justified	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 548	<p>Object to the de-designation of Land to the rear of 5-13 HoneysuckleGardens (reference number 548) from Metropolitan Open Land and its proposed use for housing.</p> <p>The Metropolitan Open Land provides several links in the Shirley Green Chain. This chain starts at South Norwood Country Park in the north and runs south through Ryland Fields, Long Lane Woods, Ashburton Playing Fields, Shirley Park Golf Course and up to Shirley Hills. From there the Green Chain continues through Heathfield, Bramley Bank Nature Reserve, Littleheath Woods and via Selsdon Park to Kings Wood at Hamsey Green.</p> <p>These open spaces are collectively designated as Metropolitan Open Land it would be unacceptable to lose a link to this chain.</p> <p>Under Planning Policy Guidance Note 9 it stresses the importance of nature conservation, not only on nationally important sites, but also suggests that many urban sites for nature conservation have enhanced local importance as a consequence of the relative lack of wildlife sites in built up areas. Statutory and non-statutory sites which provide wildlife corridors, links or stepping stones from one habitat site to another, all help to form a network necessary to endure the maintenance of the current range and diversity of our flora and fauna. Additionally this area is in a flood plain and there is a sink pond to the rear of Honeysuckle Gardens, there would be a detrimental effect and potential flooding of existing and future planned properties.</p> <p>There is only one winding road which runs through the village and this could not cope with any additional traffic.</p> <p>This site is owned by the residents of Shirley Oaks Village through the Shirley Oaks Management Company in which every freeholder has a share.</p>		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
/DM43.4/O	Object	Soundness – Consistent	CLP2 – Detailed	11 The Places of Croydon	DM43.4 502	<p>Object to proposed Gypsy and Traveller site at Coombe Farm off Oaks Road (reference number 502). This site is in the Green</p>		Change	The site is in private ownership and the land owners have

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
		with national policy	Policies and Proposals (Preferred and Alternative Options)			Belt. Policy E of Planning Policy for Travellers Sites published by the government in August [2015] says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of this policy.			indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
/DM44.2/O	Object	Soundness – Consistent with national policy	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM44.2 661	Object to proposed Gypsy and Traveller site at Coombe Lodge Nurseries off Conduit Lane (reference number 661). This site is in the Green Belt and borders a Site of Nature Conservation Importance. Policy E of Planning Policy for Travellers Sites published by the government in August [2015] says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development". The Council's approach is clearly in breach of this policy.		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from a wood chipper located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
/DM43.4/O	Object	Soundness – Consistent with national policy	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 504	Object to Stroud Green Pumping Station (reference number 504) being used as a site for Gypsy and Traveller pitches. This site is not only Metropolitan Open Land but has a listed building which Thames Water use as offices. It is also prone to flooding and in Planning Policy for Traveller's Sites published in August 2015 it clearly says in Policy B reference 13g: "do not locate sites in areas at high risk of flooding, including functional flood plains, given the particular vulnerability of caravans".		No change	This site was not proposed as a site for Gypsy and Traveller pitches.
/DM31 (Table 11.2)/O	Object	Soundness - Justified	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM31 (Table 11.2) Area of the Shirley Road Shopping Parade	<p>The local draft Plan identifies two other areas of Shirley as locations where the Council wants to see "focussed intensification associated with gradual change of area's local character"</p> <p>The two areas around Shirley Road Shopping Parade and the Shirley Library which have been targeted are roads of semi-detached houses where families have lived for years, it is a settled community and it is completely unacceptable that family houses should be replaced by medium-rise blocks of flats, the character of the area would change completely and would mean neighbours in conflict with each other.</p>		Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough.

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
									Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
/DM31 (Table 11.2)/O	Object	Soundness - Justified	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM31 (Table 11.2) Setting of the Shirley Local Centre	<p>The local draft Plan identifies two other areas of Shirley as locations where the Council wants to see “focussed intensification associated with gradual change of area’s local character”</p> <p>The two areas around Shirley Road Shopping Parade and the Shirley Library which have been targeted are roads of semi-detached houses where families have lived for years, it is a settled community and it is completely unacceptable that family houses should be replaced by medium-rise blocks of flats, the character of the area would change completely and would mean neighbours in conflict with each other.</p>		Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
									transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
/DM2/O	Object	Soundness – Effective	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	4 Homes	DM2	Any weakening of policy on garden land would greatly affect Shirley; it is an area primarily of two storey family houses, many with large gardens. Although in some circumstances and where it would not affect surrounding properties it might be appropriate. But to unleash developers on back gardens would be a catastrophe, gardens are the lungs of the city and Shirley has suffered more than most.		Change	The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; a minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
									issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to such applications.

### Standard Rep 3

This representation was not duly made as it contained derogatory language about Gypsies and Travellers, specific ethnic groups protected by the Equalities Act 2010.

### Standard Rep 4

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/DM43.4/O	Object	Soundness - Justified	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 502	<p>I am writing to object to the use of the following locations as travellers/gypsy sites:</p> <p><u>Coombe Farm Site (Ref No 502)</u></p> <ol style="list-style-type: none"> <li>It is in a green belt area. National guidelines say that travellers/gypsy sites in the green belt are inappropriate developments. Even if the properties are demolished to provide for the pitches there will still be a large spill over into the green belt. This means that planning permission should not be available.</li> <li>The site is on a single track lane with a very narrow access onto Oaks Road which the large mobile homes will not be able to access. The lane is also used by aggregate lorries (shorter than mobile homes), local residents, members of the sports ground and opposing teams and visitors to Lloyds Park, a much loved public amenity.</li> <li>The site has no safe walking route to schools, shops, doctors, etc. there is no pavement along Oaks Lane and very poor lighting when dark. There is only partial pavement on one side of the road along Oaks Road as well. How will it be possible to safeguard so many additional people including a great number of children? This development is unsustainable as everyone will have to use cars to access the basics of life.</li> <li>The size of the pitches would accommodate a far greater number of caravans than can be controlled by planning restrictions. Even if the restrictions are adhered to, there could be a many as 3 families on</li> </ol>		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
						<p>each pitch. With planning for 20 pitches this would mean 60 families and 60 mobile homes, not to mention additional caravans in tow, trucks, vans, trailers and cars.</p> <p>5. National guidelines state that the site should not overwhelm the next nearest settlement. The residents of Oaks Farm, Oaks Road and Oaks Lane (all in isolated positions) would certainly be overwhelmed. How will social cohesion be achieved with the local residents? Residents are also concerned about conflict between Romany travellers and Irish travellers.</p> <p>6. There is a long history of planning application refusals and avoidance of planning permission at Coombe Farm. The reasons for this should be re-visited.</p> <p>7. Oaks Farm, which is a wedding venue, is the adjacent property to Coombe Farm. Whenever travellers are in the vicinity there is an adverse effect on the amount of business generated, not only for them but also for the Premier Inn in Coombe Road.</p> <p>8. Shirley Park Golf Club is also affected by these proposals and we understand they have written separately on many different aspects of flaws in the Planning proposals.</p>			
/DM44.2/O	Object	Soundness - Justified	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM44.2 661	<p>I am writing to object to the use of the following locations as travellers/gypsy sites:</p> <p><u>Coombe Lodge Nurseries off Conduit Lane (Ref No 661)</u></p> <p>1. This site is also in the green belt and according to Government Policy is deemed inappropriate.</p> <p>2. The Council has gone to great expense to protect the site from mobile travellers and this seems to have been a great waste of taxpayers' money if they now allow a permanent site.</p> <p>3. Several businesses which make a big contribution to the local economy and also provide much needed amenity to the public will be detrimentally affected by the site.</p> <p>4. Coombe Gardens, which are beautifully landscaped and contain many memorials to war dead and families' loved ones, will be completely overwhelmed</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from a wood chipper located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
						<p>by this enormous traveller development for up to 75 mobile homes right next door. The huge amount of traffic going along Conduit Lane will make access to the gardens from the parking bays on the other side of the road much more difficult and dangerous. These parking bays are used by the very young and the very old to give them easy and safe access to these beautiful public gardens.</p> <p>5. Again the size of the site will totally overwhelm the nearest settlement of residents on Coombe Road, Oaks Road and Oaks Lane.</p>			

### Standard Rep 5

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/DM43.4/O	Object	Soundness – Consistent with national policy	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 502	<p>I am writing to object to:</p> <p><b>1. The use of the following location as a gypsy and traveller site:</b></p> <ul style="list-style-type: none"> <li>Coombe Farm off Oaks Road, site reference 502</li> </ul> <p>as the site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.</p>		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
/DM44.2/O	Object	Soundness – Consistent with national policy	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM44.2 661	<p>I am writing to object to:</p> <p><b>1. The use of the following locations as a gypsy and traveller site:</b></p> <ul style="list-style-type: none"> <li>Coombe Lodge Nurseries off Conduit Lane, site reference 661</li> </ul> <p>as the site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from a wood chipper located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
/DM44.2/O	Object	Soundness – Consistent with national policy	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM44.2 662	<p>I am writing to object to:</p> <p><b>2. The de-designation of:</b></p> <ul style="list-style-type: none"> <li>Coombe Road Playing Fields as Green Belt, site reference 662</li> </ul> <p>as the de-designation of the site would not comply with Policy SP7.2 and protection of the green grid.</p> <p><b>2. The use of the following location for a Secondary School:</b></p>		No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
						<ul style="list-style-type: none"> <li>Coombe Road Playing Fields, site reference 662</li> </ul> <p>as this site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.</p>			on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
/DM2/O	Object	Soundness - Effective	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	4 Homes	DM2	<p>I am writing to object to:</p> <p><b>3. Policy DM2: Development on Garden Land:</b></p> <p>as the policy is too weak, too subjective and does not comply with the London Plan.</p>		Change	The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; a minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to such applications.

### Standard Rep 5A

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/DM43.4/O	Object	Soundness – Consistent	CLP2 – Detailed	11 The Places of Croydon	DM43.4 502	<p>I am writing to object to:</p> <p><b>1. The use of the following location as a gypsy</b></p>		Change	The site is in private ownership and the land owners have

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
		with national policy	Policies and Proposals (Preferred and Alternative Options)			<p><b>and traveller site:</b></p> <ul style="list-style-type: none"> <li>Coombe Farm off Oaks Road, site reference 502</li> </ul> <p>as the site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.</p>			indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
/DM44.2/O	Object	Soundness – Consistent with national policy	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM44.2 661	<p>I am writing to object to:</p> <p><b>1. The use of the following locations as a gypsy and traveller site:</b></p> <ul style="list-style-type: none"> <li>Coombe Lodge Nurseries off Conduit Lane, site reference 661</li> </ul> <p>as the site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from a wood chipper located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
/DM44.2/O	Object	Soundness – Consistent with national policy	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM44.2 662	<p>I am writing to object to:</p> <p><b>2. The de-designation of:</b></p> <ul style="list-style-type: none"> <li>Coombe Road Playing Fields as Green Belt, site reference 662</li> </ul> <p>as the de-designation of the site would not comply with Policy SP7.2 and protection of the green grid.</p>		No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
/DM2/O	Object	Soundness - Effective	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	4 Homes	DM2	<p>I am writing to object to:</p> <p><b>2. Policy DM2: Development on Garden Land:</b></p> <p>as the policy is too weak, too subjective and does not comply with the London Plan.</p>		Change	The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
									permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; a minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to such applications.

### Standard Rep 6

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 128	<p>I wish to object to the detailed proposal in Policy DM43 in relation to land at Poppy Lane, reference number 128 (Site).</p> <p>The highway access, Poppy Lane, to the Site is owned by Shirley Oaks Management Limited (Company). There are over 480 shareholders of which I am one.</p> <p>The Site is presently protected by the designation of the Metropolitan Open Land. Separate objections have been made in relation to the proposal to de-designate this land as MOL. Those objections are repeated for the purpose of this representation.</p> <p>The designation as MOL should remain. If it is decided de-designation proceeds, the Site should be designated as Local Green Space. Proposed development of the Site in the event that the present designation remains or that re-designation takes place as Local Green Space would not be consistent with national policy under the NPPF and such a proposal would be incompatible. The proposed approach is not appropriate nor would it enable sustainable development for the reasons set out above and those identified in respect to the objection to Policy SP7.</p>		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
						<p>The highway is unadopted and is not suitable for use in relation to potential development. The proposal is therefore inappropriate. The Site is not deliverable because of the unadopted highway in private ownership.</p> <p>The highway network through Shirley Oaks is already at saturation point and in any event any proposed residential development would generate an unacceptable amount of traffic.</p> <p>The Site has a high water table and the area is prone to flooding which affects properties in particular at the boundaries to the land. Any development is likely to worsen this situation for those surrounding properties.</p>			
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 541	<p>I wish to object to the detailed proposal in Policy DM43 in relation to land east of Shirley Oaks Road and to the rear of Beech House and Ash House, Shirley Oaks Road, reference number 541 (Site).</p> <p>The Site is owned by Shirley Oaks Management Limited (Company), There are over 480 shareholders of which I am one.</p> <p>The Site is presently protected by the designation of the Metropolitan Open Land. Separate objections have been made in relation to the proposal to de-designate this land as MOL. Those objections are repeated for the purpose of this representation.</p> <p>There is in existence a legal agreement dated 12 November 1985; that agreement is under Section 52 of the Town and Country Planning Act 1971 and relates to the development of land at Shirley Oaks, Wickham Road, Shirley (Section 52 Agreement). The Section 52 Agreement identifies an area of land of which this Site is part. The Section 52 Agreement requires the Site to be transferred to a management company and be held as amenity open space. The Company is the successor in title to the original developer, Heron Homes Limited; the Council with responsibility for enforcing the Section 52 Agreement is the London Borough of Croydon. The Section 52 Agreement prevents development of the Site and therefore the Site is not deliverable.</p> <p>The designation as MOL should remain. If it is decided de-designation proceeds, the Site should be designated as Local Green Space. Proposed development of the Site in the event that the present designation remains or that re-designation takes place as Local Green Space would not be consistent with</p>		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
						<p>national policy under the NPPF and such a proposal would be incompatible. The proposed approach is not appropriate nor would it enable sustainable development for the reasons set out above and those identified in respect to the objection to Policy SP7.</p> <p>The highway network is already at saturation point and in any event any proposed residential development would generate an unacceptable amount of traffic. The Site also has a high water table.</p>			
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 542	<p>I wish to object to the detailed proposal in Policy DM43 in relation to land west of Shirley Oaks Road, reference number 542 (Site).</p> <p>The Site is owned by Shirley Oaks Management Limited (Company). There are over 480 shareholders of which I am one.</p> <p>The Site is presently protected by the designation of the Metropolitan Open Land. Separate objections have been made in relation to the proposal to de-designate this land as MOL. Those objections are repeated for the purpose of this representation.</p> <p>There is in existence a legal agreement dated 12 November 1985; that agreement is under Section 52 of the Town and Country Planning Act 1971 and relates to the development of land at Shirley Oaks, Wickham Road, Shirley (Section 52 Agreement). The Section 52 Agreement identifies an area of land of which this Site is part. The Section 52 Agreement requires the Site to be transferred to a management company and be held as amenity open space. The Company is the successor in title to the original developer, Heron Homes Limited; the Council with responsibility for enforcing the Section 52 Agreement is the London Borough of Croydon. The Section 52 Agreement prevents development of the Site and therefore the Site is not deliverable.</p> <p>The designation as MOL should remain. If it is decided de-designation proceeds, the Site should be designated as Local Green Space. Proposed development of the Site in the event that the present designation remains or that re-designation takes place as Local Green Space would not be consistent with national policy under the NPPF and such a proposal would be incompatible. The proposed approach is not appropriate nor would it enable sustainable development for the reasons set out above and those identified in respect to the objection to Policy SP7.</p>		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
						The highway network is already at saturation point and in any event any proposed residential development would generate an unacceptable amount of traffic. The site also has a high water table.			
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 548	<p>I wish to object to the detailed proposal in Policy DM43 in relation to land at the rear of 5- 13 Honeysuckle Gardens, reference number 548 (Site).</p> <p>The Site is owned by Shirley Oaks Management Limited (Company). There are over 480 shareholders of which I am one.</p> <p>The Site is presently protected by the designation of the Metropolitan Open Land. Separate objections have been made in relation to the proposal to de-designate this land as MOL. Those objections are repeated for the purpose of this representation.</p> <p>There is in existence a legal agreement dated 12 November 1985; that agreement is under Section 52 of the Town and Country Planning Act 1971 and relates to the development of land at Shirley Oaks, Wickham Road, Shirley (Section 52 Agreement). The Section 52 Agreement identifies an area of land of which this Site is part. The Section 52 Agreement requires the Site to be transferred to a management company and be held as amenity open space. The Company is the successor in title to the original developer, Heron Homes Limited; the Council with responsibility for enforcing the Section 52 Agreement is the London Borough of Croydon. The Section 52 Agreement prevents development of the Site and therefore the Site is not deliverable.</p> <p>The designation as MOL should remain. If it is decided de-designation proceeds, the Site should be designated as Local Green Space. Proposed development of the Site in the event that the present designation remains or that re-designation takes place as Local Green Space would not be consistent with national policy under the NPPF and such a proposal would be incompatible. The proposed approach is not appropriate nor would it enable sustainable development for the reasons set out above and those identified in respect to the objection to Policy 8P7.</p> <p>The highway network is already at saturation point and in any event any proposed residential development would generate an unacceptable amount of traffic.</p> <p>The site has a high water table with water running off and flooding properties on the Mere End side of the site.</p>		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
						Additional planting of trees and shrubs has been introduced to try to compensate. Any development is likely to worsen this situation for properties on that boundary line.			
/DM24 (Table 9.1)/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	9 Green Grid	DM24 (Table 9.1) Shirley Oaks playing field and wood	<p>I wish to object to the detailed proposal in Policy DM24(ii) in relation to land identified as Shirley Oaks playing field and wood Lvi on page 144 Map GS-L (Site).</p> <p>The Site is owned by Shirley Oaks Management Limited (Company). There are over 480 shareholders of which I am one.</p> <p>The Site is presently protected by the designation of the Metropolitan Open Land. Separate objections have been made in relation to the proposal to de-designate this land as MDL. Those objections are repeated for the purpose of this representation.</p> <p>The designation as MOL should remain.</p>		No change	The sites do not meet the criteria for Metropolitan Open Land and will continue to be re-designated as Local Green Space instead.

### Standard Rep 7

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/DM31 (Table 11.2)/O	Object	Soundness - Justified	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM31 (Table 11.2) Forestdale	Identifies Forestdale as a location where the Council wants to see “focussed intensification associated with gradual change of area’s local character” under Policy DM31.4 The idea that the largely terraced housing and small blocks of flats in Forestdale should be replaced by medium-rise blocks is unacceptable - it would completely change the character of the area.		Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
									require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
/DM2/O	Object	Soundness – Effective	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	4 Homes	DM2	The Council's proposed policy on development on garden land - Policy DM2- is much too weak and if allowed, would fundamentally affect Forestdale's green environment.		Change	The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; a minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
									should be read as a whole and policies with respect to these issues will be applied as relevant to such applications.
/DM28 (Option 1)/O	Object	Soundness – Effective	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	10 Transport and Communication	DM28 (Option 1)	Policy DM28 of the draft Plan will allow developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. Parking provision in Forestdale is already stretched. The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking.		Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
/DM32.2/O	Object	Soundness – Consistent with national policy	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM32.2 755	Identifies Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane as a location for a gypsy/traveller site with 15-20 pitches The Council acknowledges that this site is in the Green Belt. Policy E of Planning Policy for Traveller Sites, published by the Government in August, says very clearly: “Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

### Standard Rep 8

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/DM32.2/O	Object	Soundness – Consistent with national policy	CLP2 – Detailed Policies and Proposals (Preferred and Alternative	11 The Places of Croydon	DM32.2 755	I am writing to object to the use of Pear Tree Farm off Featherbed Lane, site reference 755, as a Gypsy and Traveller site. The site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
			Options)						and Travellers would now be difficult it will no longer be considered for this use.
/DM43.4/O	Object	Soundness – Consistent with national policy	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 502	I am writing to object to the use of Coombe Farm off Oaks Road, site reference 502, as a Gypsy and Traveller site. The site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
/DM44.2/O	Object	Soundness – Consistent with national policy	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM44.2 661	I am writing to object to the use of Coombe Lodge Nurseries of Conduit Lane, site reference 661, as a Gypsy and Traveller site. The site would constitute inappropriate development in the Green Belt and would not comply with Policy SP2.7a and SP2.7b.		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from a wood chipper located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

### Standard Rep 9

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/DM31 (Table 11.2)/O	Object	Soundness – Justified	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM31 (Table 11.2) Setting of the Shirley Local Centre	<p>I object to the relaxation of the planning regulations to allow the building of significantly larger structures in close proximity to the existing housing stock, comprising mainly bungalows and two storey semi-detached houses in residential roads in the area described as Shirley Local Centre, i.e. around the Shirley Library and the area around the Shirley Road/Shirley Shopping Parade including the Green Triangle and the Trinity School educational open space. The promoted character types of Medium rise blocks with associated grounds; large buildings with spacing; and Large buildings with strong frontages; in this location would look out of character and is unacceptable. These types of developments in the wrong locations would adversely affect the character of Shirley both now and for future generations.</p> <p>1. In the case of the Shirley Road/Shirley Park parade shops, the area behind the shopping parade is a site of Nature Conservation Importance (locally called the Green mangle) which should be preserved for future generations and the area of Educational Open Space for future Trinity School children.</p> <p>2. If High density residential accommodation were provided there would be insufficient area for communal open space</p>		Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
						<p>allocation.</p> <p>3. The local side road network and width could not cope with high residential density proposal and the likely car ownership and on street parking.</p> <p>4. If these proposals were to become the Croydon Plan adopted policy, it would place Planning blight on all properties as defined in DM31.4 until the year 2036.</p> <p>I object to the development plans for the Shirley (Wickham Road) Shopping Parade and the intensification of Wickham Avenue and Ridgemount Avenue. Any expansion should be along the A232 and not affect the existing residential areas including the Shirley Library or the Harland Way Surgery.</p>			<p>spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.</p>
/DM31 (Table 11.2)/O	Object	Soundness – Justified	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM31 (Table 11.2) Area of the Shirley Road Shopping Parade	<p>I object to the relaxation of the planning regulations to allow the building of significantly larger structures in close proximity to the existing housing stock, comprising mainly bungalows and two storey semi-detached houses in residential roads in the area described as Shirley Local Centre, i.e. around the Shirley Library and the area around the Shirley Road/Shirley Shopping Parade including the Green Triangle and the Trinity School educational open space. The promoted character types of Medium rise blocks with associated grounds; large buildings with spacing; and Large buildings with strong frontages; in this location would look out of character and is unacceptable. These types of developments in the wrong locations would adversely affect the character of Shirley both now and for future generations.</p> <p>1. In the case of the Shirley Road/Shirley Park parade shops, the area behind the shopping parade is a site of Nature Conservation Importance (locally called the Green mangle) which should be preserved for future generations and the area of Educational Open Space for future Trinity School children.</p> <p>2. If High density residential accommodation were provided there would be insufficient area for communal open space allocation.</p> <p>3. The local side road network and width could not cope with high residential density proposal and the likely car ownership</p>		Change	<p>Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for</p>

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
						<p>and on street parking.</p> <p>4. If these proposals were to become the Croydon Plan adopted policy, it would place Planning blight on all properties as defined in DM31.4 until the year 2036.</p> <p>I object to the development plans for the Shirley (Wickham Road) Shopping Parade and the intensification of Wickham Avenue and Ridgemount Avenue. Any expansion should be along the A232 and not affect the existing residential areas including the Shirley Library or the Harland Way Surgery.</p>			<p>further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.</p>
/DM2/O	Object	Soundness – Effective	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	4 Homes	DM2	<p>The criteria for permitting new dwellings or other development within the curtilage of gardens of an existing dwelling are too weak and do not meet the NPPF instructions to Local Planning Authorities. The National Planning Policy Framework Para 48 and 53, and the London Plan require Local Planning Authorities to define policies to “resist developments” on garden land. The relaxation of the criteria in Policy DM2 is contrary to this guidance and directions from the NPPF.</p>		Change	<p>The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; a minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to</p>

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									biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to such applications.
/DM10.4/O	Object	Soundness – Effective	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	6 Urban Design and Local Character	DM10.4	I object to the relaxation of allocation of communal open space for residential dwellings of multiple occupation or for flats. The current policy specifies that planning permission will not be granted for residential development unless recreational open space arising from the needs generated by the proposal is provided at a standard of 2.43ha per 1000 people. The new policy at 10.4 only specifies private amenity areas and play space for children. It does not specify communal open space for the number of occupants of a residential development.		Change	An additional clause will be added to Policy DM10 to emphasise that communal open space is required in new developments. The proposed standards are higher than those in the London Plan and the Mayor's Housing SPG and reflect the fact that the existing policy has not delivered open space at this level in higher density areas of the borough. In developments with houses in most cases other policies of the Plan will mean that gardens will need to be provided with levels of open space higher than those required by this policy.
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 128	I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least designated as Local Green Space, for its protection from development. This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form. Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over-subscribed as well as the already-stretched social and healthcare facilities would be overloaded.		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 504	I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least designated as Local Green Space, for its protection from development. This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form. Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over-subscribed as well as the already-stretched social and healthcare facilities		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce

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						would be overloaded.			flood risk in the area overall.
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 541	I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least designated as Local Green Space, for its protection from development. This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form. Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over-subscribed as well as the already-stretched social and healthcare facilities would be overloaded.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 542	I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least designated as Local Green Space, for its protection from development. This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form. Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over-subscribed as well as the already-stretched social and healthcare facilities would be overloaded.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 548	I object to the de-designation of Metropolitan Open Land in the vicinity of Shirley Oaks Road and Shirley Oaks Village. The land should be at least designated as Local Green Space, for its protection from development. This open space provides a green corridor between Shirley Oaks and the surrounding areas, and should be retained in its present form. Not only would these developments entail the loss of the green corridor between Shirley Oaks and the surrounding areas, the local road infrastructure would not be able to cope with the additional traffic. Also, the local schools are over-subscribed as well as the already-stretched social and healthcare facilities would be overloaded.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
/DM32.2/O	Object	Soundness – Consistent with national policy	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM32.2 755	Policy DM43, reference Site 502 Coombe Farm reference Site 661 Coombe Lodge Nurseries and reference Site 755 Pear Tree Farm and Pear Tree Cottage. I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and Coombe Farm is on a site of an Archaeological Priority Zone and contains an area of Nature Conservation Importance. Such development is in breach of Policy E of Planning Policy for Traveller Sites, which says that “Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development”. All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites by		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

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						2017 and 39 by 2036 is excessive and will have an adverse effect on the borough.			
/DM43.4/O	Object	Soundness – Consistent with national policy	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 502	Policy DM43, reference Site 502 Coombe Farm reference Site 661 Coombe Lodge Nurseries and reference Site 755 Pear Tree Farm and Pear Tree Cottage. I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and Coombe Farm is on a site of an Archaeological Priority Zone and contains an area of Nature Conservation Importance. Such development is in breach of Policy E of Planning Policy for Traveller Sites, which says that “Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development”. All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites by 2017 and 39 by 2036 is excessive and will have an adverse effect on the borough.		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
/DM44.2/O	Object	Soundness – Consistent with national policy	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM44.2 661	Policy DM43, reference Site 502 Coombe Farm reference Site 661 Coombe Lodge Nurseries and reference Site 755 Pear Tree Farm and Pear Tree Cottage. I object to the use of any of these locations for the creation of Gypsy/Traveller sites. All three locations are within the Green Belt and Coombe Farm is on a site of an Archaeological Priority Zone and contains an area of Nature Conservation Importance. Such development is in breach of Policy E of Planning Policy for Traveller Sites, which says that “Traveller Sites (temporary or permanent) in the Green Belt are inappropriate development”. All three sites are also a considerable distance from public services. I believe that the proposal to create three new Gypsy/Traveller sites by 2017 and 39 by 2036 is excessive and will have an adverse effect on the borough.		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from a wood chipper located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

### Standard Rep 10

This representation was not duly made as it contained derogatory language about Gypsies and Travellers, specific ethnic groups protected by the Equalities Act 2010.

### Standard Rep 11

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/DM2/O	Object	Soundness – Effective	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	4 Homes	DM2	Policy DM2 (p18) allows “garden grabs” to become much easier. National policy and London policy classifies gardens as greenfield, and there is an assumption against developing on gardens. But new Policy DM2 says that the council will allow building on gardens if “it will complement the local character and biodiversity is protected”. This is totally subjective and will always diminish protection for biodiversity as it destroys potential habitats. This policy will provide cover for developers to be given planning consent to build on gardens. I oppose making it easier to build on gardens as it will remove		Change	The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
						<p>green space from our neighbourhood. There should be a presumption against building on gardens.</p> <p>Policy DM2: Development on Garden Land, as the policy is too weak, too subjective and does not comply with the London Plan.</p>			<p>amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; a minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to such applications.</p>
/DM40.1/O	Object	Soundness – Justified	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM40.1	<p>Policy DM40.1 (p166) says that a skyscraper of 16 floors can be built in the centre of Purley. It appears that this policy is written with the specific site opposite Pizza Express on Purley Cross in mind. I am totally opposed to this. A skyscraper of 16 floors will completely change the character of Purley town centre and is wholly out of keeping with the rest of Purley town centre which is no higher than 5 floors.</p>		No change	<p>Croydon will have sustainably grown to accommodate homes to contribute to the borough's housing need. Policy 31.2 should be read in conjunction with Policy 7.4 of the London Plan and Paragraph 58 of the National Planning Policy Framework. The Purley District Centre is one of areas with high level of accessibility to public services, including transport, and therefore suitable to accommodate its share of sustainable growth. The proposed landmark building, significantly taller than predominant up to 8 storey urban fabric, would maximise use of the sustainable location of the district centre, strengthen recognition and importance of Purley in the borough and also on the southern approach to Central London. Since consultation in 2013, the</p>

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									Further Alterations to The London Plan (FALP) were adopted which incorporate a significant increase in housing target from 1330 to 1435. Furthermore the London Plan is clear that this target should be considered as minimum. The partial review of Croydon Local Plan (CLP 1.1) set the strategy to accommodate growth within urban area. The currently proposed landmark scheme in Purley is 16 storeys high. It received positive recommendation from officers and the Planning Committee
/DM40.4/O	Object	Soundness – Effective	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM40.4 30	Policy 40.4, Table 11.3, Site 30 (p168) talks about redeveloping the current Purley Pool and multi-story car park site.	Redevelopment would be welcome, but any new leisure centre must include a pool and the policy should make this clear. It should also make clear that the total number of public parking spaces should not go down.	Change	The site is allocated for 'Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accomodation'.
/DM40.4/O	Object	Soundness – Effective	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM40.4 61	Policy 40.4, Table 11.3, Site 61 (p168). This car park at 54-58 Whytecliffe Road South is being re-designated as residential.	Given the parking problems in Purley town centre, any new scheme should have at least as many public parking spaces as the current car park.	Change	Any development will require the retention of some of the existing parking spaces.
/DM41.3/O	Object	Soundness – Justified	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM41.3 306	Policy DM41.3, Table 11.14, site 306 (p171) says that retail can be built on the old Good Companions Pub site at the junction of Limsfield Road and Tithepit Shaw Road. This site is owned by Lidl and has been the subject of a previous planning application by them. A Lidl or similar store on this site is anticipated to cause traffic chaos.	This site should only be considered for tasteful residential development, and not for retail.	No change	The site will continue to be allocated in the Proposed Submission draft. Any development of the site would be required to satisfy all other policies of the Local Plan which would include those which consider traffic generation and management. It is considered appropriate for both retail and residential uses.
/DM43.4/O	Object	Soundness – Consistent with national	CLP2 – Detailed Policies and	11 The Places of Croydon	DM43.4 502	The council plans to create a Gypsy/Traveller site here. This is a greenbelt site, and it is not appropriate to put a traveller site here. Policy E of “Planning Policy for Traveller Sites”,		Change	The site is in private ownership and the land owners have indicated they would not be

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
		policy	Proposals (Preferred and Alternative Options)			published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".			interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
/DM44.2/O	Object	Soundness – Consistent with national policy	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM44.2 661	The council plans to create a Gypsy/Traveller site here. This is a greenbelt site, and it is not appropriate to put a traveller site here. Policy E of "Planning Policy for Traveller Sites", published by the Government in August, says very clearly: "Traveller sites (temporary or permanent) in the Green Belt are inappropriate development".		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from a wood chipper located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
/DM44.2/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM44.2 662	The Coombe Playing Fields, currently Green Belt, are being proposed for development in Policy DM44.2, Table 11.17, site 662 (p179).	The site should remain as green belt.	No change	There are insufficient sites within the urban area of the borough to meet the need for secondary schools. Therefore, the search for sites was expanded to encompass sites in Metropolitan Green Belt and Metropolitan Open Land. This site, although in Metropolitan Green Belt, is close to a tram stop therefore is capable of serving a wide area of the borough. It is also on the edge of the built up area and could, therefore, be integrated into existing built form. Once the school buildings are built the remainder of the site will remain designated as Green Belt.
/DM24 (Table 9.1)/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	9 Green Grid	DM24 (Table 9.1) Sanderstead Plantation	Sanderstead Plantation is also being downgraded from Green Belt to Metropolitan Open Land. I object strongly to all these downgrades, which show a cynical disregard for conservation efforts.		No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.
/DM28	Object	Soundness –	CLP2 –	10 Transport	DM28	Policy DM28 (p115-116) of the draft Plan will require	I will be calling for	Change	The policy will be amended to

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
(Option 1)/O		Effective	Detailed Policies and Proposals (Preferred and Alternative Options)	and Communication	(Option 1)	developers to provide fewer parking spaces in areas of low public transport accessibility than the London Plan allows for. The Council assumes that this will lead to fewer people owning their own car. In fact, it will lead to more and more pressure on on-street parking.	Policy DM28 to allow higher levels of parking in all locations than the London Plan contemplates, because so many of our District centres (such as Purley and Coulsdon) already have very severe parking problems.		<p>require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters.</p> <p>Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.</p>
/DM29/O	Object	Soundness – Effective	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	10 Transport and Communication	DM29	Policy DM29 (p120) prohibits temporary car parks. This is too restrictive as temporary car parks may sometimes be needed.		Change	Temporary car parks are used by landowners as an easy way to make use of land that is not being developed. The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
/DM35/O	Object	Soundness – Effective	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM35 945	Policy DM35, Table 11.8, Site 945 (p146) is the current Waitrose on Brighton Road, which will close when the new one on Lion Green road opens. The plan contemplates residential and healthcare uses, but	I believe that ground floor retail should be allowed as well as potentially healthcare, and require as many public car parking spaces as there are currently on the site. The parking is especially important given the current	No change	The site is in a good location to provide much needed homes and healthcare facilities for the borough rather than be used for providing car parking spaces. Site 372, Lion Green Road car park, will require the retention of car parking spaces which will address the need for some parking in Coulsdon.

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
							parking problems in Coulsdon.		
/DM31 (Table 11.2)/O	Object	Soundness – Justified	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM31 (Table 11.2) Area between Kenley station and Godstone Road	In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for “intensification” – interpreted as more building. This will change the character of those areas and I am very much opposed to this.		Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include schools, the pumping station and homes on smaller plots of land. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
/DM31 (Table 11.2)/O	Object	Soundness – Justified	CLP2 – Detailed Policies and Proposals (Preferred and	11 The Places of Croydon	DM31 (Table 11.2) Brighton Road (Sanderstead	In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for “intensification” – interpreted as more building. This will change the character of those areas and I am very much opposed to this.		Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
			Alternative Options)		Road) Local Centre with its setting				the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Brighton Road and Sanderstead Road, areas in between and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
/DM31 (Table 11.2)/O	Object	Soundness – Justified	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM31 (Table 11.2) Setting of the Sanderstead Local Centre	In Policy DM31.4 (p126) some parts of Kenley, Sanderstead and South Croydon are earmarked for “intensification” – interpreted as more building. This will change the character of those areas and I am very much opposed to this.		Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
									amended so that it does not include homes on smaller plots of land focussing instead on the main roads through Sanderstead and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.

### Standard Rep 12

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/DM2/O	Object	Soundness – Effective	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	4 Homes	DM2	I object to the proposed weakening of the garden development policy.		Change	The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of

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									development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; a minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to such applications.

### Standard Rep 13

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 128	<p>This area of land is privately owned. Previous planning applications have been rejected by Croydon Council as unsuitable for residential building, a garden of remembrance and a Nursing Home.</p> <p>This area is prone to flooding and has a high surface water level, adjacent residential properties both within the Shirley Oaks, Monks Orchard, the Shirley Oaks Hospital and the land within Addiscombe, Woodside and Shirley Leisure Gardens Ltd experience this. It is noted Croydon Council removed Tree Protection Orders for many of the trees in this area, this has increased the high surface water level leading to further risk of flooding and drain collapse. Previous Environment Agency studies have been conducted. There is evidence of much wildlife including badger runs/? sets in this area.</p> <p>The proposed residential development in this particular area would result in further loss of trees, loss of visual amenity, increased traffic generation and parking in Poppy Lane and the perimeter road (Primrose Lane) therefore resulting in increased road congestion and risk in terms of road and</p>		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 504	<p>personal safety (due to increased environmental pollution).</p> <p>This area is close to the exit from Primrose Lane into Shirley Road, a heavily congested road, this exit is shared by the adjacent ambulance station and at present is marred by locals who park their cars to attend the Shirley Health Clinic (proposed to be developed into a neighbourhood centre and therefore more parking), also by those who park daily to catch local transport to Croydon Centre and London and residents cars of the opposite social housing accommodation whose parking area is inadequate.</p> <p>This area also backs on to the Addiscombe and Shirley, Woodside Leisure Garden Ltd which has an entrance on to Primrose Lane adjacent to this area this proposal could make access to the Leisure Garden difficult and could lead to increased criminal damage within the Gardens.</p> <p>Any residential building in this area will increase the congestion which is already evident at the exit into Shirley Road. The increase in parking and road usage would definitely be restrictive to the emergency exit of ambulances.</p> <p>It is noted that this area was assessed as a potential site for Travellers but not highlighted as a preferred site. All residents strongly object to this.</p> <p>Primrose Lane and Shirley Oaks Road form the perimeter road within Shirley Oaks and exit on to the very congest roads Shirley Road and Wickham Road (A312) (sic) both of which are unable to cope with the present volume of traffic. During rush hours the perimeter road is used as a cut through (rat run) this results in speeding, frequent road traffic incidents/accidents). Exiting on to either the Wickham Road or the Shirley Road is at present dangerous and difficult, further development would cause increased traffic congestion at both of these exits. Parking at the end of Shirley Oaks Road, near exit to Wickham Road (Red Route) has increased the hazard. In summary the proposals for this area i.e. high density building can only lead to increased congestion, increased risk of environment pollution resulting in risk to personal safety and health.</p> <p>All residents strongly object to this proposal.</p>		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative	11 The Places of Croydon	DM43.4 541	<p>This area is owned by the Shirley Oaks Management Ltd. 488 residents are shareholders in this company. This land was transferred to the above company in 1985 and designated as open amenity land by Croydon Council for use of residents as the gardens of the dwellings built by Heron Homes were very small.</p>		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
			Options)			<p>This area of open amenity land is fully utilised by the residents and others for recreation and leisure and are clearly identified as private land. High density building in this area would result in lack of pleasure and leisure amenity for present residents, increase traffic congestion and an increased risk to residents' personal safety and health especially through high pollution levels.</p> <p>Primrose Lane and Shirley Oaks Road form the perimeter road within Shirley Oaks and exit on to the very congest roads Shirley Road and Wickham Road (A312) (sic) both of which are unable to cope with the present volume of traffic. During rush hours the perimeter road is used as a cut through (rat run) this results in speeding, frequent road traffic incidents/accidents). Exiting on to either the Wickham Road or the Shirley Road is at present dangerous and difficult, further development would cause increased traffic congestion at both of these exits. Parking at the end of Shirley Oaks Road, near exit to Wickham Road (Red Route) has increased the hazard. In summary the proposals for this area i.e. high density building can only lead to increased congestion, increased risk of environment pollution resulting in risk to personal safety and health.</p> <p>All residents strongly object to this proposal.</p>			the land will in effect become 'white land' (land with no designation) in the Local Plan.
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 542	<p>This area is owned by the Shirley Oaks Management Ltd. 488 residents are shareholders in this company. This land was transferred to the above company in 1985 and designated as open amenity land by Croydon Council for use of residents as the gardens of the dwellings built by Heron Homes were very small.</p> <p>This area of open amenity land is fully utilised by the residents and others for recreation and leisure and are clearly identified as private land. High density building in this area would result in lack of pleasure and leisure amenity for present residents, increase traffic congestion and an increased risk to residents' personal safety and health especially through high pollution levels.</p> <p>Primrose Lane and Shirley Oaks Road form the perimeter road within Shirley Oaks and exit on to the very congest roads Shirley Road and Wickham Road (A312) (sic) both of which are unable to cope with the present volume of traffic. During rush hours the perimeter road is used as a cut through (rat run) this results in speeding, frequent road traffic incidents/accidents). Exiting on to either the Wickham Road or the Shirley Road is at present dangerous and difficult, further</p>		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
						<p>development would cause increased traffic congestion at both of these exits. Parking at the end of Shirley Oaks Road, near exit to Wickham Road (Red Route) has increased the hazard. In summary the proposals for this area i.e. high density building can only lead to increased congestion, increased risk of environment pollution resulting in risk to personal safety and health.</p> <p>All residents strongly object to this proposal.</p>			
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 548	<p>This area is owned by the Shirley Oaks Management Ltd. 488 residents are shareholders in this company. This land was transferred to the above company in 1985 and designated as open amenity land by Croydon Council for use of residents as the gardens of the dwellings built by Heron Homes were very small.</p> <p>This area of open amenity land is fully utilised by the residents and others for recreation and leisure and are clearly identified as private land. High density building in this area would result in lack of pleasure and leisure amenity for present residents, increase traffic congestion and an increased risk to residents' personal safety and health especially through high pollution levels.</p> <p>Primrose Lane and Shirley Oaks Road form the perimeter road within Shirley Oaks and exit on to the very congest roads Shirley Road and Wickham Road (A312) (sic) both of which are unable to cope with the present volume of traffic. During rush hours the perimeter road is used as a cut through (rat run) this results in speeding, frequent road traffic incidents/accidents). Exiting on to either the Wickham Road or the Shirley Road is at present dangerous and difficult, further development would cause increased traffic congestion at both of these exits. Parking at the end of Shirley Oaks Road, near exit to Wickham Road (Red Route) has increased the hazard. In summary the proposals for this area i.e. high density building can only lead to increased congestion, increased risk of environment pollution resulting in risk to personal safety and health.</p> <p>All residents strongly object to this proposal.</p>		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.

#### Standard Rep 14

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/DM43.4/O	Object	Soundness – Justified	CLP2 – Detailed Policies and	11 The Places of Croydon	DM43.4 502	The Policies laid out on the Mayor of London - London Assembly website, and Policy 7.17 clearly states that the Mayor's office truly supports the protection of Metropolitan		Change	The site is in private ownership and the land owners have indicated they would not be

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
			Proposals (Preferred and Alternative Options)			<p>Open Land, and indeed states that "The strongest protection should be given to London's MOL and inappropriate development refused". The Policy lays out what needs to be established to designate an area as MOL, but does not make it clear how a Council can re-designate an area, I therefore object to any permanent Traveller site being constructed on MOL and especially if the area is simply going to be re-designated without any consultation with the local residents and businesses.</p> <p>I object strongly that Croydon Council can re-designate Metropolitan Open Land or Green Belt land to suit their needs to accommodate a permanent pitch. I cannot see any Planning justification to change the designation, nor for the intrusion into the lives of the residents of Oaks Road and surrounding area. This will massively affect the urban attractiveness of the area and have both emotional and financial repercussions on many lives.</p> <p>Policy 7.18 relating to Protection of Open Spaces clearly states that open spaces in London must be protected, and any loss must be resisted. I cannot believe the Council would want to go against both of these policies laid down by The London.</p> <p>This Club not only provides sport and social activities to over 700 members in the local vicinity, but also provides an important ecological role in the area. The proposed site of Coombe Farm as a site for Gypsies and Travellers has come as a shock to everyone in the area, as borne out by the recent press coverage and attendance at the Consultation Meetings.</p> <p>The history of unauthorised "pitches" in this area over the past few years has left a bitter resentment, especially in view of the residual mess and threatening behaviour that has always accompanied their trespass. On each occasion that Gypsies/Travellers have been in the area, the club members here have been threatened with physical and verbal abuse. This behaviour is totally unacceptable and despite the subsequent eviction of the Travellers on each occasion, the residual psychological effect on tax payers and constituents' lives cannot be trivialised. We also have a large junior Section and children play the course during holidays as well as weekends. They are often unaccompanied and the parents need to know they are in a safe environment. This would certainly not be the case in the parents' minds if there was any chance of aggressive behaviour, as previously experienced, towards these children. I am certain that you would not wish to be responsible for putting children in any sort of potentially dangerous situation.</p>			interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
						<p>Surely these detailed real issues must be taken into account when determining any permanent site.</p> <p>I understand that the proposed sites are not within the required distance to both schooling and medical needs, therefore I also object on that basis. The land is in private ownership at Coombe Farm, and any funds spent on "compulsory or otherwise" purchase could surely be spent more wisely on behalf of the population of Croydon. No doubt Central Grants will be available, but Council owned land in an area that will not radically impact on established residents' lives would be a sensible and prudent choice.</p>			
/DM44.2/O	Object	Soundness – Justified	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM44.2 661	<p>The Policies laid out on the Mayor of London - London Assembly website, and Policy 7.17 clearly states that the Mayor's office truly supports the protection of Metropolitan Open Land, and indeed states that "The strongest protection should be given to London's MOL and inappropriate development refused". The Policy lays out what needs to be established to designate an area as MOL, but does not make it clear how a Council can re-designate an area, I therefore object to any permanent Traveller site being constructed on MOL and especially if the area is simply going to be re-designated without any consultation with the local residents and businesses.</p> <p>I object strongly that Croydon Council can re-designate Metropolitan Open Land or Green Belt land to suit their needs to accommodate a permanent pitch. I cannot see any Planning justification to change the designation, nor for the intrusion into the lives of the residents of Oaks Road and surrounding area. This will massively affect the urban attractiveness of the area and have both emotional and financial repercussions on many lives.</p> <p>Policy 7.18 relating to Protection of Open Spaces clearly states that open spaces in London must be protected, and any loss must be resisted. I cannot believe the Council would want to go against both of these policies laid down by The London This Club not only provides sport and social activities to over 700 members in the local vicinity, but also provides an important ecological role in the area. The proposed site of Coombe Farm as a site for Gypsies and Travellers has come as a shock to everyone in the area, as borne out by the recent press coverage and attendance at the Consultation Meetings.</p> <p>The history of unauthorised "pitches" in this area over the past few years has left a bitter resentment, especially in view of the residual mess and threatening behaviour that has</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from a wood chipper located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
						<p>always accompanied their trespass. On each occasion that Gypsies/Travellers have been in the area, the club members here have been threatened with physical and verbal abuse. This behaviour is totally unacceptable and despite the subsequent eviction of the Travellers on each occasion, the residual psychological effect on tax payers and constituents' lives cannot be trivialised. We also have a large junior Section and children play the course during holidays as well as weekends. They are often unaccompanied and the parents need to know they are in a safe environment. This would certainly not be the case in the parents' minds if there was any chance of aggressive behaviour, as previously experienced, towards these children. I am certain that you would not wish to be responsible for putting children in any sort of potentially dangerous situation.</p> <p>Surely these detailed real issues must be taken into account when determining any permanent site.</p> <p>I understand that the proposed sites are not within the required distance to both schooling and medical needs, therefore I also object on that basis. The land is in private ownership at Coombe Farm, and any funds spent on "compulsory or otherwise" purchase could surely be spent more wisely on behalf of the population of Croydon. No doubt Central Grants will be available, but Council owned land in an area that will not radically impact on established residents' lives would be a sensible and prudent choice.</p>			

### Standard Rep 15

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 128	<p>I strongly object to Croydon Council's local planning proposals and plans for development (November 2015)</p> <p>REF No 128. Land at Poppy Lane</p>		No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
/DM43.4/O	Object		CLP2 –	11 The Places of	DM43.4	I strongly object to Croydon Council's local planning proposals		No	The land does not meet the

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
			Detailed Policies and Proposals (Preferred and Alternative Options)	Croydon	504	and plans for development (November 2015)  REF No 504. Stroud Green Pumping Station		change	criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 548	I strongly object to Croydon Council's local planning proposals and plans for development (November 2015)  REF No 548. Land to rear of 5-13 Honeysuckle Gardens		Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 542	I strongly object to Croydon Council's local planning proposals and plans for development (November 2015)  REF No 542. Land to west of Shirley Oaks Rd		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 541	I strongly object to Croydon Council's local planning proposals and plans for development (November 2015)  REF No. 541. Land to east of Shirley Oaks Rd and To rear of Beech House and Ash House Shirley Oaks Road.		Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.

### Standard Rep 16

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and	11 The Places of Croydon	DM43.4 502	We the undersigned are strongly opposed to the proposal to site Gypsy and Travellers at Coombe Farm because this is a Green Belt site in Lloyd Park, a facility donated many years ago for the people of Croydon. It is heavily used by dog walkers, joggers, and families enjoying the fresh air. It is		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the

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			Alternative Options)			nearby to a children's playground, a school and playing fields.  We consider this site to be wholly inappropriate place to locate Gypsies and Travellers.			deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
/DM44.2/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM44.2 661	We the undersigned are strongly opposed to the proposal to site Gypsy and Travellers at Coombe Lodge Nurseries. This is a beauty spot on a narrow lane. It is frequently used by the people of Croydon, particularly pensioners attending the tea rooms and the beautiful gardens. It is also an area heavily used by walkers and joggers entering Coombe Woods.  We consider this site to be wholly inappropriate place to locate Gypsies and Travellers.		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from a wood chipper located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.

### Standard Rep 17

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/Non-specific/C	Comment		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)			There is much in the document that I agree with, but some of the proposals would, in my opinion, change the character of parts of Croydon very much for the worst.		No change	The comment is noted.
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 128	Object to the use of land at Poppy Lane (reference number 128) for housing.  Building housing on this site would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?	If the Council will not keep them as Metropolitan Open Land, this site should at least be designated as Local Green Space	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and there is a willing landowner, so it is considered developable subject to consideration of specific site circumstances including ensuring that development of the site incorporates sustainable urban drainage systems such that surface run off from the site is reduced, and development of the site does not increase flooding elsewhere.
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 504	Object to the use of Stroud Green Pumping Station, 140 Primrose Lane (reference number 504) for housing.  Building housing on this site would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley	If the Council will not keep them as Metropolitan Open Land, this site should at least be designated as Local Green Space	No change	The land does not meet the criteria for designation as Metropolitan Open Land, it has no public access, and is therefore considered suitable for development subject to consideration of specific site circumstances. Any development of the site should not result in an

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
						Oaks been singled out in this way?			increase of flood risk in the area, and should in fact aim to reduce flood risk in the area overall.
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 541	Object to the use of land to the east of Shirley Oaks Road and to the rear of Beech House and Ash House (reference number 541) for housing.  Building housing on this site would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?	If the Council will not keep them as Metropolitan Open Land, this site should at least be designated as Local Green Space	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 542	Object to the use of land to the west of Shirley Oaks Road (reference number 542) for housing.  Building housing on this site would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?	If the Council will not keep them as Metropolitan Open Land, this site should at least be designated as Local Green Space	Change	As this site does not have a willing landowner it is unlikely that it would be developed. Therefore the proposed allocation will not be carried forward into the Proposed Submission draft and the land will in effect become 'white land' (land with no designation) in the Local Plan.
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 548	Object to the use of land at land to the rear of 5-13 Honeysuckle Gardens (reference number 548) for housing.  Building housing on this site would mean the loss of a vital green corridor between Shirley Oaks and the surrounding areas, changing the character of this part of Shirley. As far as I can see, these are the only bits of Metropolitan Open Land in the whole borough which the Council is proposing to de-designate and allow housing to be built on. Why has Shirley Oaks been singled out in this way?	If the Council will not keep them as Metropolitan Open Land, this site should at least be designated as Local Green Space	Change	As this site does not have a willing landowner it is unlikely that it would be developed. It has been reconsidered against the criteria for designation as Local Green Space and found to meet the criteria so it will be designated as Local Green Space, protecting the site from inappropriate development.
/DM43.4/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM43.4 502	Object to the use of the Coombe Farm off Oaks Road (reference number 502) as a Gypsy and Traveller site.  As the Council acknowledges, this site is in the Green Belt. Policy E of <i>Planning Policy for Travellers Sites</i> , published by the Government in August [2015], says very clearly:  “Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.  The Council's approach is clearly in breach of that policy. This site is also some distance from public services and all three proposed sites are in the same part of the borough (two are in Heathfield Ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
						really needs, as it claims, to quadruple the number of Gypsy and Traveller sites in the borough, which I would question, they should look elsewhere (for example, off the Purley Way where the existing site is).			
/DM44.2/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM44.2 661	<p>Object to the use of the Coombe Lodge Nurseries off Conduit Lane (reference number 661) as a Gypsy and Traveller site.</p> <p>As the Council acknowledges, this site is in the Green Belt and is adjacent to a Site of Nature Conservation Importance. Policy E of <i>Planning Policy for Travellers Sites</i>, published by the Government in August [2015], says very clearly:</p> <p style="text-align: center;">“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.</p> <p>The Council's approach is clearly in breach of that policy. This site is also some distance from public services and all three proposed sites are in the same part of the borough (two are in Heathfield Ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of Gypsy and Traveller sites in the borough, which I would question, they should look elsewhere (for example, off the Purley Way where the existing site is).</p>		Change	This site has been found to be unsuitable for any form of residential development, including Gypsy and Traveller pitches, due to the noise from a wood chipper located on an adjacent site. Therefore, the proposed allocation will be deleted and an alternative site found.
/DM32.2/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM32.2 755	<p>Object to the use of the Pear Tree Farm and Pear Tree Farm Cottage on Featherbed Lane (reference number 755) as a Gypsy and Traveller site.</p> <p>As the Council acknowledges, this site is in the Green Belt and is adjacent to a Site of Nature Conservation Importance. Policy E of <i>Planning Policy for Travellers Sites</i>, published by the Government in August [2015], says very clearly:</p> <p style="text-align: center;">“Traveller sites (temporary or permanent) in the Green Belt are inappropriate development”.</p> <p>The Council's approach is clearly in breach of that policy. This site is also some distance from public services and all three proposed sites are in the same part of the borough (two are in Heathfield Ward, one just over the border in Croham). Why has Heathfield been singled out in this way? If the Council really needs, as it claims, to quadruple the number of Gypsy and Traveller sites in the borough, which I would question, they should look elsewhere (for example, off the Purley Way where the existing site is).</p>		Change	The site is in private ownership and the land owners have indicated they would not be interested in developing it as a Gypsy and Travellers site. As the deliverability of this site for Gypsy and Travellers would now be difficult it will no longer be considered for this use.
/DM31 (Table 11.2)/O	Object		CLP2 – Detailed Policies and Proposals	11 The Places of Croydon	DM31 (Table 11.2) Area of the Shirley Road	Shirley Road Shopping Parade is surely worthy of protecting rather than replacing with medium sized blocks?		Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
			(Preferred and Alternative Options)		Shopping Parade				housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Local Centre), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
/DM31 (Table 11.2)/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM31 (Table 11.2) Setting of the Shirley Local Centre	Shirley Local Centre is defined not just as a stretch of the Wickham Road (where some intensification may be appropriate) but Ridgemount Avenue, Wickham Avenue, Peregrine Gardens, West Way Gardens, the northern section of Hartland Way and the western parts of Bennetts Way and Devonshire Way. Replacing medium-rise blocks would completely change the character of Shirley.		Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
									in the local context while recognising the local character and distinctiveness. To achieve this this designation will be amended so that it applies to the buildings along Wickham Road and Shirley Road (combining the area with that of Shirley Shopping Parade), key corner plots and excludes the majority of residential streets away from the main roads. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.
/DM31 (Table 11.2)/O	Object		CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	11 The Places of Croydon	DM31 (Table 11.2) Forestdale	Replacing the largely terraced housing and small blocks of flats in Forestdale with medium-sized blocks would completely change that area too.		Change	Croydon's suburbs will have sustainably grown to accommodate homes to contribute to the borough's housing need. The challenge for the Croydon Local Plan is to enable growth and regeneration in the local context while recognising the local character and distinctiveness. To achieve

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
									<p>this this designation will be amended so that it does not include homes on smaller plots of land focussing instead on Selsdon Park Road, Gravel Hill, parts of Featherbed Lane and key corner plots. The objective of policy DM31.4 is to maximise use of the existing growth capacity, to focus growth in sustainable locations and to support a smart spatial vision for the borough. Spatially, additional growth would strengthen the potential for further development of public transport and other uses which require a certain level of localised demand. The proposed areas meet criteria referring to infrastructure availability and accessibility; deliverability of growth based on local character. The policy opens up opportunities for more intensive development in selected areas and enables gradual change of character over time. It would also positively encourage spatial quality and distinctiveness of Croydon local and neighbourhood centres. The complete review is available on the Council's website on the evidence base pages which support the Croydon Local Plan.</p>
/DM2/O	Object	Soundness - Effective	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	4 Homes	DM2	Object to Policy DM2 on development on garden land, which is too weak.	There should be a much stronger presumption against development on garden land.	Change	<p>The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping</p>

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
									with and subservient to the original dwelling and the surrounding character; a minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to such applications.
/DM28 (Option 1)/O	Object	Soundness – Effective	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	10 Transport and Communication	DM28 (Option 1)	Object to Policy DM28, which should allow higher levels of parking in developments of low public transport accessibility. Restricting parking spaces in such areas doesn't lead to fewer people owning their own car, it just leads to greater competition for existing spaces.	This policy should allow higher levels of parking in developments of low public transport accessibility	Change	The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. Coupled with the approach to sustainable growth of the suburbs (which will make them more sustainable places in which to live) set out in the Plan there is no need to permit higher parking standards in areas of lower PTAL beyond that already referenced in the supporting text.
/DM15.1/O	Object	Soundness – Effective	CLP2 – Detailed Policies and Proposals	6 Urban Design and Local Character	DM15.1	I am also disappointed that the Council hasn't taken the opportunity to amend its tall building policy so that the tallest buildings have to be built in the centre of the tall buildings zone with heights gradually decreasing as you approach the		No change	The detailed guidance in relation to tall and large buildings can be found in the Croydon Opportunity Area. The Croydon Opportunity

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			(Preferred and Alternative Options)			two-storey residential housing that surrounds the town centre.			Area Planning Framework provides clear and relatively detailed guidance on tall buildings and development in the 'Edge' areas.

### Standard Rep 18

Ref no. suffix	Object or support	Soundness	Document	Chapter	Policy, site or paragraph	Summary of representation	Summary of proposed changes	Council's response	Council's proposed action
/DM24 (Table 9.1)/O	Object	Soundness – Justified	CLP2 – Detailed Policies and Proposals (Preferred and Alternative Options)	9 Green Grid	DM24 (Table 9.1) Sanderstead Plantation	<p>We are writing regarding the proposed re-designation of Sanderstead Plantation from Metropolitan Green Belt to Local Green Space.</p> <p>We have concerns over this re-designation and would like confirmation that the site will protected from future development, due to the following, as stated in your Open Space Needs Assessment Document:</p> <p style="padding-left: 40px;">Close proximity to the community it serves, a special tranquil area, natural open space, site of nature conservation, local in character and easily accessible to the public.</p> <p>As an active group of conservation volunteers, we have maintained Sanderstead Plantation for in excess of 16 years and have achieved regeneration and improved the Plantation's biodiversity and amenity value as a resource for the local community.</p> <p>We believe the current designation meets the requirement of this site and therefore can see no purpose in degrading its status thus losing the existing protection of a valuable public resource.</p> <p>We therefore object to these proposals as this also does not comply with Policy 5P7 and protection of the Green Grid.</p>		No change	Sanderstead Plantation is an important open space that requires the same level of protection that its existing Green Belt designation affords it. As it surrounded on all sides by built up area it is incorrectly designated as Green Belt (which should by definition surround a built up area or provide a buffer between it and the next built up area, so it will be re-designated as Local Green Space which provides an identical level of protection but is a more appropriate designation for this area.

## Appendix 5

### Summary of the main comments received on Croydon Local Plan: Detailed Policies and Proposals (Preferred and Alternative Options) consultation November 2015 and the Council's response and changes made to Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission).

Policy as in November 2015 consultation document	Summary of comments	Summary of changes made to Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
Overarching comments	Comments about the complexity of the documents, their ease of use and the length of the consultation period.	The document has been made easier to read including a guide to which policies apply to which type of development and what is proposed in each Place.
Chapter on Homes	Support assisted living and believe that planning policy should tie in with our over 65's commissioning. Keeping older people independent and safe in their own environment without having to keep our elderly in care homes should be a priority. Don't see this in the strategy.	The plan already supports the provision of sheltered accommodation as supported assisted living through the implicit support for smaller units in Policy DM1 and the explicit support for supported living in Policy DM3.
Policy DM1: Housing choice for sustainable communities	<p>It is not clear that the basis for the proposed 130m<sup>2</sup> internal area in para 4.13?</p> <p>More family housing is needed. There are too many rental properties and properties turned into flats. The new flats and apartments will need car parking spaces.</p> <p>A greater number of smaller houses are required in Coulsdon.</p> <p>There is a need to control conversions so as not to lose three and four bedroom properties.</p> <p>The requirement for 3 bedroom homes should be reduced in line with the Strategic Housing Market</p>	No changes to policy other than it will be amended to say that the protection of small family homes and 3-bedroom properties will apply to redevelopment as well as conversion. The policy otherwise encourages a mix of units (both large and small) on sites across the borough and does not conflict with either the London Plan or the Croydon Opportunity Area Planning Framework.

Policy as in November 2015 consultation document	Summary of comments	Summary of changes made to Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
	<p>Assessment and London Plan, particularly in areas of low PTAL.</p> <p>20% three bedroom or larger units are proposed in the majority of the Opportunity Area. This includes Mid Croydon where Delancey are in early pre-application discussions with the Council regarding residential development. A requirement for 20% three bedroom units in this location is considered overly restrictive as the actual amount of three bed homes a site is capable of accommodating will vary significantly depending on its nature, location, target market and site specific economics. This proportion of 3 bed units for market housing is not considered appropriate in the Mid-Croydon area and, given their unsuitability, will act as a drag on viability potentially resulting in a lower provision of affordable housing. The OAPF provides for flexibility and a case by case consideration of mix. The Policy should be amended to allow for flexibility and not be a minimum requirement.</p>	
Policy DM2: Development on garden land	<p>New development, including backland development, should only be permitted if the impact on infrastructure has been assessed as part of the Design and Access Statement. Data on infrastructure should be made available to developers.</p> <p>The policy should set out the</p>	<p>The policy complies with the provisions of the NPPF and the London Plan. The Council has not chosen to introduce a presumption against development on back gardens as it is not considered that restricting this type of development is justified or could be robustly evidenced. The wording of the policy has</p>

Policy as in November 2015 consultation document	Summary of comments	Summary of changes made to Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
	<p>requirement for when an ecology report is required.</p> <p>The policy should require applicants to provide the curtilage area and the footprint of the host dwelling with any application. The area of the partitioned new curtilage, the footprint of the proposed development and the proposed number of habitable rooms should all be provided for any new dwellings so that the housing and residential densities of Housing and Residential Densities of the proposed development can be calculated to assess the impact on local character.</p> <p>This policy should recognise the wide ranging importance of gardens and should emphasise a presumption against development on garden land.</p> <p>The wording “complement the local character” is too vague and too capable of different interpretations to give the protection of gardens proposed in the rest of the document.</p> <p>More weight needs to be given than in the current wording on the quality of life for people in new and existing homes.</p> <p>The Mayor raises concern that a change in character could result across Croydon due to the borough's proposed back gardens policy. The proposed documents provide limited</p>	<p>been amended to further detail the criteria for this type of development. Garden development will only be permitted where it is in keeping with and subservient to the original dwelling and the surrounding character; a minimum length of 10m and no less than ½ or 200sqm (whichever is the smaller) of the existing garden area is retained for the host property, after the subdivision of the garden; and where there would not be a detrimental impact on existing and future occupants in terms of overlooking and outlook. The policy does not explicitly refer to biodiversity, flooding and other issues such as amenity. The Plan should be read as a whole and policies with respect to these issues will be applied as relevant to such applications.</p>

Policy as in November 2015 consultation document	Summary of comments	Summary of changes made to Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
	<p>guidance on how this will be implemented. Further guidance should be provided on how this policy is implemented. The policy should take account of the criteria in the Mayor's Housing SPG when deciding whether to release garden land.</p> <p>A resident's group supports limitations on garden developments in order to preserve the green environment and provide sources of food for wildlife, essential for pollination and a balanced environment. They note that were a policy to be adopted to oppose garden developments, it would further reduce the space available for housing and add even further to the densely developed and inhabited centre. The requirement to protect biodiversity should not limit garden development as it will reduce the space available for housing.</p> <p>Insufficient protection is given against the construction of outbuildings including in gardens</p>	
Policy DM3: Residential care and nursing homes	<p>The policy should refer to the London Plan's monitoring benchmarks for the provision of specialist housing for older people.</p> <p>The London Borough of Sutton is concerned that the policy limits the provision of care homes to residents within the London Borough of Croydon. The care home</p>	The policy now includes a reference to support for supported living in Croydon.

Policy as in November 2015 consultation document	Summary of comments	Summary of changes made to Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
	<p>market for self-funders is not arranged on local authority boundaries and, therefore, it is difficult to see how the council will be able to make this policy effective.</p> <p>The Plan's evidence base does not support the restricting of further residential care and nursing homes in the borough. On the contrary, the evidence makes clear that there is and will be a need for further provision over the period to 2036. The emerging policy fails to explicitly demonstrate how it will be meeting the needs of an ageing population with specific care and housing needs. In addition, the emerging policy is not compliant with national planning policy and guidance, which explicitly outlines that a range of housing types and sizes must be delivered by Croydon Council to meet the growing older population and the needs they have. The Council is asked to amend emerging Policy DM3 to reflect the objectively assessed housing need and national planning policy and guidance, to ensure the Plan meets its need for housing older people. This in turn will also meet its overall housing need, as older people will move into suitable accommodation out of houses that are too large for their need, which in turn will release family accommodation for those in need of larger homes.</p> <p>Croydon has, in some parts of</p>	

Policy as in November 2015 consultation document	Summary of comments	Summary of changes made to Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
	the Borough, plenty of choice. But not in Shirley. I would like to see a preferred option to establish at least one more nursing home in Shirley.	
Residential annexes	We are not opposed to houses adding residential annexes with separate internal facilities but are strongly of view that they should share the entrance to the existing property nor should they extend to the boundary fence in order not to alter the street scene by turning semi-detached properties into rows of terraced houses. We do not object to the annex remaining as a separate annex or to be incorporated back into a single dwelling as circumstances change.	No changes to the proposed approach of relying on other policies of the Local Plan.
Chapter on Employment	A policy to promote the burgeoning cultural and creative quarter that is developing in the Crystal Palace triangle should be framed, in a similar vein to the proposed Restaurant Quarter policy, DM7	DM4: Development in Croydon Metropolitan Centre, District and Local Centres will permit B1 uses in Secondary Retail Frontages to support the provision of office, research & development and light industrial workshops in town centres.
Policy DM4: Development in Croydon Metropolitan Centre, District and Local Centres	The Mayor welcomes Croydon's ambitions to support its town centres through consolidation and re-energization, including by enabling units outside core frontages to be redeveloped for housing. However, its approach to 'all other uses' in the Main and Secondary Retail Frontage may miss opportunities for wider land uses that could contribute to the viability and vibrancy of the town centre. In this regard, the wording in Table 5.1	DM4: Development in Croydon Metropolitan Centre, District and Local Centres will permit B1 uses in Secondary Retail Frontages to support the provision of office, research & development and light industrial workshops in town centres.  No other changes to the policy.

Policy as in November 2015 consultation document	Summary of comments	Summary of changes made to Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
	<p>should be amended to allow for other land uses that the Council deems would contribute to the viability and vibrancy of the town centre, while not distracting from its retail function</p> <p>Can you please get a better balance of retail outlets in the high street there are far too many fast food outlets.</p> <p>Norbury Option 1 – Support for the removal of the northern stretch of London Road past Norbury Brook and the former office buildings and the fire station in the south from Norbury District Centre.</p> <p>Norbury Option 1 would downgrade the 1433-1493 to secondary retail status from main retail function. The document states: ‘The MRF at this point is interspersed already with non A1 uses and whilst there is an argument for keeping the designation, there is a counter argument that it is a stopping the development of a restaurant quarter in this location.’ The general view of residents who express their view is that there is already more than enough restaurants and cafes in the District Centre. There is also a case for the current secondary retail frontages further south to the fire station to be given main retail frontage designation particularly with the large increase in population in the former office buildings of Astral and Windsor Houses on</p>	

Policy as in November 2015 consultation document	Summary of comments	Summary of changes made to Croydon Local Plan: Detailed Policies and Proposals (Proposed Submission)
	<p>the other side of London Rd</p> <p>Policy DM4 should be amended to make clear that schemes which are not mixed use but instead propose a single, town centre use, will be acceptable and there will be no impediments or policy requirements to satisfy. The policy as drafted is very restrictive and will not encourage the amount of new commercial development required (and identified) to come forward. The policy therefore will not achieve, and is inconsistent with, policies SP3.3 (a), SP3.11, SP3.13 (a) or paragraph 7.32 of the Croydon Local Planning Strategic Policies.</p> <p>Policy DM4.2 should be amended to make clear that the proposals and changes of use which accord with table 5.1 relate to use of the ground floor only.</p> <p>Policy DM4.3b is unreasonable and takes no account of how the property industry is structured or how land is owned. In some circumstances it may be appropriate for landlords to offer to fit out their tenant's premises, but in other cases, shell and core developments are what tenants require. It is unreasonably onerous to require all tenants to be provided with a fully fitted out unit whatever the circumstances, and will only delay and constrict the</p>	

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	pipeline of new commercial floor space, to the detriment of the local economy.	
Policy DM5: Development in Neighbourhood Centres	The policy should be more detailed.	No changes to this policy.
Policy DM6: Development in Shopping Parades	<p>Morland Road should remain a shopping parade as this area has had an increase in number of viable outlets (pharmacy and new restaurant).</p> <p>The Old Lodge Lane shops must also be maintained. They are vital for the elderly and vulnerable residents who live in this remote part of Kenley.</p>	No change to this policy. The removal of designation from certain areas does not mean that the remaining shops will close if there are still customers to make them viable. Neither does the existence of a designation mean that the shops won't close if there are insufficient customers to maintain them as a business.
Policy DM7: Development in Restaurant Quarter Parades	The Restaurant Quarter should retain a diversity of retail activity. Planning that favours restaurants/bars over other shops and offices is counter-productive economically and socially in this part of South Croydon.	No changes to this policy. These parades have been designated to support the Restaurant Quarter and so only certain uses are permitted to support and maintain these uses. Other retail and town centre uses are permitted in the remainder of the Metropolitan Centre.
Policy DM8: Development in edge of centre and out of centre locations	<p>It is noted that the preferred option for Policy DM8 seeks to restrict any extension to the floor area of existing out-of-centre retail sites to 10% of the original building. This is considered unduly restrictive.</p> <p>It is requested that Policy DM8 be amended to accommodate the specific needs of certain specialist retailers such as garden centres, by excluding them from the general category of Class A1 – A4 uses and, as a minimum, by including them in the class with offices and other main</p>	<p>No changes proposed to this policy.</p> <p>Table 5.9 offers flexibility to existing occupiers by allowing them to increase by up to 10% without the requirement for a sequential test. Once this threshold has been met no further expansion will be permitted to support the Metropolitan Centre, District and Local Centres. It is not considered that garden centres have special circumstances that require them to be excluded from the A1 to A4 uses.</p>

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	town centre uses which would impose an increased threshold limit on new development of 20% of the original	
Policy DM9: Expansion of industrial and warehousing premises in Strategic, Separated and Integrated Industrial Locations	If indeed there is a requirement to increase the number of premises for industrial / warehouse usage then turning existing low density industrial / warehouse usage into higher density usage makes sense.	No changes proposed to this policy.
Policy DM10: Design and character	<p>The London Plan Indicates an increase in the communal amenity space from those identified in the Mayor of London's Housing Supplementary Planning Guidance but does not state any value or any increased allocation per resident in hectares. However CLP2 has relaxed the requirement for "Communal Open Space" by omitting UDP saved policy RO12. Bring forward current UDP Policy RO12 into CLP2. If not specified, developers will not offer any communal open space for residents of blocks of flats.</p> <p>The minimum distances (window to window) should be defined so that the policy is enforceable. What does 18-21m actually mean? Why specify a tolerance? The minimum distance should be specified.</p> <p>The standards for private amenity space should be reviewed and increased. 1 Bedroom House or Flat Minimum Private Amenity Space of 5m<sup>2</sup>. If this is the</p>	Policy DM10 has been amended to clarify the requirement for both communal and play space to be incorporated and that it refers to spaces that define that character of an area as well as the buildings.

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	<p>allocation for a house, the amenity space would be less than the width of the house and only about half a metre wide which is a about the dimensions of a pathway.</p> <p>The general lack of communal land for resident's flats is unsatisfactory as should be included, as much existing communal land is already overworked.</p> <p>Under Policy DM 10 Design and Character, we would advise that the policy needs to reflect the need for developments to enhance and sensitivity respond to both the built form and spaces' that define places. This also includes, in line with the NPPF ('Requiring good design'), ensuring developments respond to and integrate with the historic environment (NPPF para's 58 and 61). At present this is not explicitly expressed.</p> <p>Policy DM10.1 is too restrictive as it anchors all new development to the context established by the predominant built form. This will make it difficult to achieve bigger, taller and larger new buildings which are able to house and employ more people and contribute to the economic growth and strength of Croydon. The policy needs to be amended to make it clear the circumstances in which such new development is encouraged, and able to</p>	

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	<p>come forward.</p> <p>Amenity and play spaces are essential in large new developments, but should not be at the expense of and discourage the use local parks.</p> <p>DM10.4 (f) refers to child play space and would appear to seek provision on site for all children. This is inconsistent with the Mayors approach and will clearly not be deliverable for high density town centre schemes. The policy should be amended to refer directly to the Mayors guidance, which should be applied.</p> <p>The requirement for all affordable housing of over 10 units to provide 10sqm per child of new play space is considered to be onerous. Not all buildings being converted to flats where there is an affordable housing requirement have enough amenity space to provide play space to this standard or even at all. The play space requirements should be reduced, particularly where it involves conversions of existing buildings. The policy should also make clear what type of affordable housing it relates to and whether it applies to the private sector.</p> <p>DM10.5 is concerned specifically with ensuring the amenity of the occupiers of adjoining buildings. We consider that when the</p>	

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	<p>application site is in the town centre draft Policy DM10.5 is overly prescriptive and does not allow for sufficient flexibility for development proposals to come forward which are considered acceptable against the relevant assessment criteria. An element of direct overlooking is, in our opinion, an inevitable consequence of development in Croydon town centre. The wording of DM10.5 should be amended to include the required flexibility.</p> <p>The policy should be made less subjective and contain more detail within the policies rather than the supporting text, along with diagrams.</p> <p>The wording on 10.8(d) is onerous. The 'natural habitats' definition is too broad as it encompasses all areas. When developing a site, Persimonn make efforts to retain as many existing trees and vegetation on a site; however this is not always viable or safe when progressing a site. Persimonn believe that the wording should be changed so that the definition is not as restrictive.</p>	
Policy DM11: Shop front design and security	Residential conversions should not be allowed in parades with high commercial or community usage. Policy should encourage the use of brick.	No change as this is covered by the employment policies of the Local Plan already.
Policy DM13: Refuse and recycling	This is a contentious matter in residential areas where houses are converted into flats and the front of the property	Policies DM13.3 -DM13.5 have been removed. No other changes as the supporting text within the reason justification

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	<p>ends up being littered with big numbers of landfill bins, recycling bins. There should be a policy on use of commercial bins for conversions, very tight requirements for sensible siting and design of the refuse storage housing. Same for newly built properties of more than say 3 flats.</p> <p>Policies DM13.2 to 5 should be deleted as they provide excessive levels of detail in relation to the objective set by policy DM13.1d which is to provide safe conveniently located and easily accessible waste refuse facilities and layouts.</p>	<p>provides guidance about accommodating refuse and recycling resulting from conversions of houses to flats.</p>
Policy DM14: Public art	<p>The Council should commit to providing public art in Coulsdon town centre.</p> <p>The Arts Network welcomes the inclusion of the policy on public art, but considers it is limited in its vision.</p> <p>It is onerous for all major schemes to be required to provide public art. It may not be appropriate in many situations as neither the building nor its street context may be suitable for the provision of public art. The policy should be redrafted to make clear that where developments qualify, and are suitable to provide public art, then they should do so using the criteria set out in (a) to (e) of Policy DM14.</p>	No changes to the policy.
Policy DM15: Tall and large buildings	The Metropolitan Centre has been identified as being	No changes to the policy.

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	<p>suitable for tall buildings. The Local Plan needs to state specifically that very tall buildings should not be allowed on the edge of the Metropolitan Centre where there are significantly lower residential buildings.</p> <p>Tall buildings should not be approved in District Centres.</p> <p>The policy should be amended so that tall buildings are only permitted in the Metropolitan Centre.</p> <p>Criterion d proposes that buildings taller than 40 storeys will need to incorporate amenity space such as sky gardens, atriums and roof terraces that are accessible to the public as well as residents of the development. We consider that the wording of Policy DM15 (d) should be amended to add flexibility to the approach towards amenity space to buildings over 40 storeys. We would suggest that individual sites should be considered on a case by case basis so that they can be assessed on their own merits and their ability to provide the proposed amenity space.</p> <p>Policy 15.1.c requires tall buildings to be of exceptional quality which is extremely onerous and it is not clear why this class of buildings have to be of exceptional quality.</p> <p>Policy DM15.1 should be reworded to the following "and</p>	

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	<p>do not harm the setting of designated heritage assets"</p> <p>It is not clear why tall buildings should have their ground and first floors available for publicly accessible uses and spaces while smaller buildings do not.</p> <p>The policy should seek active ground floor uses where appropriate.</p>	
Policy DM16: Views and Landmarks	<p>The policy should be reworded to the following "Developments should conserve or enhance the Croydon panorama". It is considered that conserve in this context means 'not harm'. Unlike the London View Management Framework, the views mentioned within this policy do not have geometrically defined corridors to strategic corridors and therefore the extract "and should seek to avoid buildings that tightly define the edges of the viewing corridors" is not relevant.</p>	Policy made clearer but no change in effect.
Policy DM17: Heritage assets and conservation	<p>As stated in Historic England's guidance on setting, not all aspects of the setting of a heritage asset will necessarily contribute to the significance of a heritage asset. The value of the setting of a heritage asset lies in what it contributes, if anything, to the significance of the heritage asset; it is not itself a heritage asset of intrinsic historic or architectural interest. As set out in paragraphs 132-135 of the NPPF, harm to the significance of a designated heritage asset may be</p>	<p>Amend Policy DM17.5. The policy is complementary to NPPF and the London Plan and should be read in conjunction with the above. In order to flag up the option of demolition the bullet point a will be expanded to read: 'Substantial weight will be given to protecting and enhancing Locally Listed Buildings; where demolition is proposed, it should be demonstrated that all reasonable attempts have been made to retain all or part of the building'</p>

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	<p>balanced by the public benefit provided by the development proposal. The policy should be reworded to take account of the NPPF and Historic England guidance.</p> <p>DM17.5 – Either the Local List of Buildings of Architectural Importance SPD should be incorporated within the LDF, or this reference should be deleted because it is not clear how long this will remain in force or what its future equivalent might be.</p> <p>As drafted it does not correctly reflect the advice set out in the NPPF. DM17.5a gives substantial weight to protecting and enhancing locally listed buildings yet the NPPF makes clear that the demolition of a locally listed building requires a balanced judgement to be made having regard to the scale of any harm or loss and the significance of the heritage asset in relation to the proposals for redevelopment.</p> <p>DM17.5 – It is not clear why all alterations and extensions must enhance a building's character. It is possible that within a scheme there may be elements that detract as well as enhance the building and yet overall, the conservation balance is such that the scheme has a positive impact, and is therefore acceptable. As drafted the policy does not have any flexibility and does not reflect this concept of the</p>	

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	conservation balance and the overall impact of a scheme upon a building or an area.	
Chapter on Community Facilities	Crystal Palace FC request a specific policy about Selhurst Park and its importance to the borough (to protect the stadium and facilitate its growth/regeneration)	A specific policy about Crystal Palace Football Club has been added to the Local Plan.
Policy DM18: Providing and protecting community facilities	<p>The policy and the supporting text should reference playing fields and indoor and outdoor sport facilities. It should reflect Sport England's Land Use Planning Policy Statement, Paragraph 74 of the NPPF and Sport England's Playing Fields Policy.</p> <p>Policy DM18 could be amended to include cultural facilities as well as community facilities.</p> <p>The distribution of community facilities across the borough are not spread equally in relation to the areas of population. Some areas have significantly more community facilities than other areas. The policy should set out how it will increase community facilities in those areas which do not have adequate community facilities.</p> <p>There is a need for additional NHS facilities within the Croydon Opportunity Area arising from the enhanced levels of development that are anticipated to be directed to this area over the coming plan period. This need has not been identified and is not subject to an evidence base,</p>	<p>The distinction between commercial and non-commercial facilities has now been removed.</p> <p>No other changes to the Policy as it covers the types of facility listed in the comments both the protection of and the consideration of proposals for new facilities.</p>

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	<p>and the NHS should be made to provide one if a policy is being used to secure facilities. In addition, given that new development within the Croydon Opportunity Area will be expected to help make provision for the NHS, then the criteria by which this will be sought should be set out in this policy.</p> <p>We believe the distinction between commercial and non-commercial facilities is neither needful nor meaningful and should be dispensed with.</p> <p>Why is there no policy to protect school playing fields and grounds from non-educational development?</p> <p>Why is there no policy for safeguarding library buildings and site proposals for their retention as libraries and as community facilities?</p> <p>We believe that this policy is overly prescriptive and redundant and that rules covering other developments already cover community facilities. Overall, Policy DM 18 is opaque/inaccessible to the general public. Moreover, it provides significant loopholes for developers to build whatever they wish rather than what the community needs.</p>	
Policy DM19: Protecting Public Houses	Public Houses should be protected where they provide a recognised community benefit. There are a number of public houses within the	No changes to the policy.

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	<p>borough that do not contribute in a positive manner to the community and a blanket protection of such uses would be counterproductive to good planning. Similarly there are public houses that do provide a community benefit, and those should be listed as community assets in order to protect them from demolition and change of use proposals.</p> <p>We would seek to include an additional requirement to the policy which ensures that the heritage interest of the public house has been assessed prior to any decisions for its change of use or demolition.</p> <p>Propose the addition to Detailed Policy DM19 Option 1 of: 'and no community support for it remaining a public house' to be inserted at the end of the first sentence.</p> <p>The policy states that planning permission will not be granted for demolition or change of use of a pub unless the council is satisfied that there is not a defined need for a pub. One of the justifications for change of use from a public house is that the owner has marketed the pub for 18 months without success. This takes no account of a building that was built as a pub but has not been used as a pub for a long time. It is not clear whether the policy is meant to apply to a building where the last lawful use was a pub-if so it could be a long time since it</p>	

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	<p>was last used. The tests set out in the policy should be revised as they confuse the issue of whether the pub is used and whether it is of historic merit. Just because the building is listed or locally listed doesn't mean it is viable or needed as a pub. The CAMRA test is also not required alongside the viability test.</p>	
<p>Policy DM21: Sustainable Design and Construction</p>	<p>The policy should reference the Mayor's Air Quality Neutral policy and his The Control of Dust and Emissions during Construction and Demolition SPG.</p>	<p>The reasoned justification makes reference to this SPG.</p>
<p>Policy DM23: Sustainable Drainage Systems and Reducing Flood Risk</p>	<p>Recognition of the surface water implications and flood potential of Chaffinch Brook, The Beck, and Ravensbourne Brook should be included.</p> <p>The effect of cumulative development, including of small developments such as outbuildings used for accommodation, leading to flood risk, has not been recognised.</p> <p>The policy could incorporate a more proactive approach to ensure that developments within catchments with a flood risk contribute to reducing this risk through SuDS.</p> <p>The policy should not require all developments to incorporate SuDS to the presence of Clay in the borough. Developments should be required to undertake soil tests to establish the water table level.</p>	<p>No changes to the policy.</p>

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Chapter on Green Grid	School Playing Fields and green spaces. There is a need for these to be protected in the Plan and added as a list.	School playing fields and green spaces which are protected as Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces will be shown on the Policies Map.
Policy DM24: Metropolitan Green Belt, Metropolitan Open Land and Local Green Spaces	<p>Add to list of Local Green Spaces the following:</p> <ul style="list-style-type: none"> <li>The Briar Road Green (Norbury)</li> <li>Norbury Manor Primary School playing field</li> <li>St Helen's Green (Norbury)</li> <li>The Pollards Hill Triangle (Norbury)</li> <li>The Pollards Hill former allotment site (Norbury)</li> <li>St Philips' Church grounds (Norbury)</li> <li>Green space in front of Semley Rd Church (Norbury)</li> <li>The gardens around St James Church (now residential) at the junction of Sydenham Road and St James's Road (Broad Green &amp; Selhurst)</li> <li>Stoats Nest Green (Coulsdon)</li> <li>Green space opposite Hamsey Green pond (Sanderstead)</li> <li>The green at the junction of Temple Avenue and Southway (Shirley)</li> <li>The existing wooded site delineated by Bushey Road, Ash Road, Bridle Road and Oak Avenue (Shirley)</li> </ul> <p>The Council should explicitly state the reasons behind any changes in designation to Green Belt or Metropolitan Open Land (regarding Sanderstead Plantation) and make clear why a designation has hanged from one to the</p>	<p>Pollards Hill Triangle and St James's Road gardens have been designated as Local Green Space. The other sites were assessed and did not meet the criteria for designation.</p> <p>No other changes to the Policy or sites.</p>

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	<p>other, as this is not clearly understood by residents who have contacted us.</p> <p>TfL requests further discussions with the Council about the Green Belt boundaries in the Elmers End area. Although this is not included in the amended designation section, TfL would like to look at the options of changing the boundaries for this area to ensure it does not restrict the aspirations to provide a second platform or double tracking.</p> <p>The council should also state clearly where and how Green Belt areas will be protected and enhanced in line with National and Regional policy.</p> <p>The 20% of the original floorspace or 100sqm should be removed as it will impact on extensions to small buildings. The policy should address the considerations of paragraph 89 in the NPPF rather than using fixed numbers to assess the impact on the Green Belt. The reasons for not stating such a figure were well explained in the text (paragraph 6.17) supporting policy R03 of the Croydon Replacement Unitary Development Plan. Rather than setting an arbitrary number the main question to be asked of the development should be what is the impact on the green belt?</p>	
Policy DM25: Biodiversity	With regard to DM25d we would recommend the text is	Paragraph 9.36 now sets out when an ecological

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	<p>amended to recognise the hierarchy of biodiversity designations which ranges from those of national (and international) to local level. This is in accordance with Paragraph 113 of the NPPF which states: Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution they make to wider ecological networks.</p>	<p>assessment is required.</p>
Policy DM26: Trees	<p>Tree removal goes ahead by spurious claims of danger, undermining of buildings and assertion of lack of merit in suburban trees that fail to meet what would be national collection standards. Again, tree removal becomes incremental with a sequence of applications as development work proceeds, masking the overall effect of development.</p>	<p>No changes to the policy.</p>
Chapter on Transport and Communication	<p>Extra traffic flows created by development, in my view, makes it important for the council to be acute in its consideration of air quality in Waddon. Waddon hosts the key vehicular route from the south into our growing town centre. Air pollution measurements on the Purley Way show that at rush hour peaks that air pollution comes very close to breaching acceptable limits. In these circumstances I would ask that consideration be given to the</p>	<p>No changes to the Plan.</p>

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	<p>practicalities of including within the revised Plan flexibility for the promotion of Park &amp; Ride facilities in the Borough. The protection of a route for trams to Purley that would mitigate car borne pollution in the Waddon community, maximise ease of access to central Croydon for shoppers and promote the Plan's aspiration for increased public transport use would also be important in protecting air quality locally.</p>	
<p>Policy DM27: Promoting sustainable travel and reducing congestion</p>	<p>DM27 needs to take into account that there will always be people who want to use cars</p> <p>As drafted, the policy will not always be practically achievable if Croydon's growth potential is to be realised.</p>	<p>No changes to the policy.</p>
<p>Policy DM28: Car and cycle parking in new development</p>	<p>There should be a presumption against developments with a reduced amount of car parking</p> <p>The policy should be amended to increase the amount of parking in areas of low public transport accessibility</p> <p>Policy should ensure new garages are built to accommodate modern cars.</p> <p>A requirement for motorcycle parking should be introduced alongside car and cycle parks in residential developments and this should consider security and storage facilities.</p> <p>Reconsider the strategy of the quantum of parking for</p>	<p>The policy will be amended to require increased provision of car club/pool car spaces where reduced levels of car parking are proposed compared to the maximum level set out in the London Plan. This will ensure that residents of developments with reduced amounts of parking can live in them without needing their own car and adding to pressure of on-street parking. The requirement for cycle parking will also be amended to encompass motorcycles and mobility scooters. The policy has also been amended to require developments that result in the loss of car parking to demonstrate that there is no need for those spaces.</p>

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	<p>developments relating to the existing transport facilities (Public Transport Accessibility Levels), for outer London towns like Purley and reject the idea of central London of zero parking facilities and include a reasonable policy to deal with commuter parking.</p> <p>The policy should make reference to the OAPF and its parking scenarios.</p>	
Policy DM29: Temporary car parks	It is wrong not to allow temporary car parks on demolition sites and open spaces where there is a clear need to create temporary car parking to either relieve existing sites or replace existing car parks that are being refurbished or under reconstruction. We are of the view a temporary car park should be created on Cane Hill until the Lion Green Road site has been completed.	The only instance that a temporary car park may be justified is when it is a time limited replacement of a permanent car park that is being redeveloped. The supporting text of Policy DM29 will be amended to reflect this and provide justification for a departure from the formal policy.
Policy DM30: Telecommunications	Sites of Importance for Nature Conservation should be included under DM30.1b.	No changes to the policy as covered by other policies of the Plan.
Policy DM31: Positive character of the Places of Croydon	DM31.1 - We support the demolition of old life expired large properties and their replacement with a greater number of smaller houses, apartments and flats on the same site provided that this does not lead to overcrowding. We believe this is more desirable than turning large unsuitable properties into multiple occupation. We are opposed to the replacement of existing good quality property that is not life expired and still suitable for occupation as this can radically alter the existing	No changes to the policy but significant amendments to the boundaries to the areas of focused intensification removing many areas that consist solely of housing on smaller plots (Policy DM31.4).

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	<p>street scene.</p> <p>Policy DM31.2: Positive Character of the Places of Croydon, should be amended so that it only applies to areas where there is already a predominance of three storey buildings or at least a mixed character.</p> <p>DM31.4 – The boundaries should be re-drawn to remove the predominantly two storey residential roads that should not be subject to change.</p> <p>DM31.4 – The plans for intensification of residential development are unacceptable and will overburden the already problematic local road infrastructure.</p> <p>DM31.4 (Shirley) – The bulk of the proposed intensification area has a PTAL score of only 2, some parts as low as 1a. The council already knows there are existing traffic problems in Shirley even before any houses are built - see page 253 of transport strategy document which notes high car dependency due to poor public transport and peak time congestion.</p> <p>DM31.4 (Forestdale) – lots of misunderstanding that assumed the policy applied to the Forestdale Estate (it doesn't) rather than the proposed neighbourhood centre.</p>	
Policy DM32:	DM32.1 – While I do want to	Site 120 (Timebridge Centre)

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Addington	<p>see the regeneration of the western side of Central Parade, I don't believe 12-storey tower blocks are appropriate nor do I think this is what the people of New Addington want.</p> <p>With Regards to Policy DM32.1b , I am against the building of more housing here as we need to function as a community, and this little area with pool/hall is what the keep this New Addington community together. There is more green belt around Kenley, Purley or Coulsdon where it is not overcrowded already. New Addington is not the area for more housing; We would benefit more from more decent smaller shops and less of the monopoly on the parade. Provide us with a new leisure centre, Centre for Families and the Elderly. Same goes for the traveller site- we do not need more bad vibes here, please let us get ourselves on our feet first. We all area standing together trying our best to give New Addington a better name as we have loads of good people around here too.</p> <p>We would like to take this opportunity to draw the attention of the Council to a site controlled by Persimmon Homes located in Addington. This site currently lies within the Green Belt, however to what extent this land meets the purposes of the Green Belt, outlines in paragraph 80</p>	<p>has had its proposed use amended to make clear that any formal playing field will need to be relocated (on an adjacent site). Development will also only be permitted as part of a rationalisation of the community facilities on the Fieldway estate with no existing use being forced to close as a result of the development of this site.</p> <p>Site 755 (Pear Tree Farm) has been removed from the Plan as the landowner is not willing to sell the site for Gypsy and Traveller use. The provision of Gypsy and Traveller pitches will be made by expanding the existing site at Lathams Way and by allocating the Purley Oaks depot as a Gypsy and Traveller site.</p> <p>No other changes to this policy or sites.</p>

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	<p>of the NPPF is contentious. We believe that this site could accommodate residential development.</p> <p>Timebridge site – London Wildlife Trust concerned about loss of open space.</p> <p>Central Parade – objections to the amount of housing proposed on the site</p> <p>Secondary school (Rowdown Fields) – what is need and can public transport and road network cope?</p> <p>Pear Tree Farm – Landowner does not wish to sell site. London Wildlife Trust objects on grounds of impact of Sites of Nature Conservation Importance of Metropolitan value. Site is used by the Croydon Auto Bike scheme that trains people who have been riding motorbikes illegally to use them legally and safely. New Addington has a huge problem with motorbike being ridden on green spaces and on the roads by underage youths, surely this is reason enough not to consider using this space. Concern that the existing waste facility would need to be moved (but where to). The assessment of potential sites for Gypsy and Traveller pitches proceeded from an erroneous starting point of "absolute" requirements that were neither justified nor supported by the Council's existing gypsy and</p>	

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	traveller policy. The Evidence Paper is lacking in detail, and the scoring criteria overly simplistic.	
Policy DM33: Addiscombe	<p>DM33.1 – Clause e from previous policy (“Incorporate or retain traditional shop front elements such as stall riser’s fascias and pilasters”) should be reinstated.</p> <p>The policy should address the area around East Croydon station/off Cherry Orchard Road.</p> <p>DM33.2 – The policy needs to be more detailed in order to revitalise the retail areas and resolve the transport and traffic issues.</p> <p>I would propose to consider extending tramlink to Shirley as the area in between is poorly covered, before it is built up even more. Perhaps a new tram line ending via Ashburton fields, or from Elmers end to Addington.</p> <p>The World of Golf site should be included in Table 11.6 for residential development (including a significant area of publicly assessable open space and a new community facility).</p> <p>Rees House and Morland Lodge – this should be a housing site as it is not large enough for a secondary school.</p> <p>Rear of The Cricketers, 47 Shirley Road - The allocation</p>	<p>Clause e has been restored to the policy.</p> <p>No other changes to the policy or sites (other than to remove sites under construction).</p>

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	<p>is speculative and would maybe undermine the present pub. Concern about impacts on access to the adjacent MOL site.</p> <p>130 Oval Road – 10-57 homes on this site is ludicrous – it could only be achieved by building flats which would be out of character with this area and many properties would be overlooked.</p>	
Policy DM34: Broad Green and Selhurst	<p>DM34.3 should not allow for 6 storey development around the Lombard Roundabout as intensification of this area is already having an impact on local amenities and infrastructure</p> <p>The Whitehorse Community Centre and The Aztec Centre in Boulogne Road and adjoining grass space provide a suitable footprint for a new secondary school, when seen in conjunction with the existing Crescent site that has the potential to be reorganised. Crescent Primary School are seeking to engage Croydon Council, who own these premises. We are therefore requesting that Croydon Council make these premises available for free school development.</p> <p>Land at AFC Croydon - this site continues to meet the criteria for Metropolitan Open Land designation and so it is wholly inappropriate to allocate the site for a school. Additionally, the site is relatively inaccessible which</p>	No changes to the policy or sites (other than to remove sites under construction).

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	<p>would almost certainly lead to increased traffic even with improved public transport.</p> <p>If 103 Canterbury Road is to be considered as suitable for a primary school, then the area will require significant transport and road safety improvements.</p> <p>Valley Park (B&amp;Q) - The Council should consider the suitability of residential development given that the site is in Flood Zone 2. The site should also not be allocated for redevelopment which may affect the operation of B&amp;Q.</p> <p>Valley Park – site should include the Stewarts Plastics site.</p>	
<p>Policy DM35: Coulsdon</p>	<p>Developments in Coulsdon should provide retirement homes.</p> <p>We support the use of the remaining space on Leaden Hill for town centre housing, but this must have adequate parking to reflect the number of dwellings as it is in a town centre location in a controlled parking zone.</p> <p>A site for a small town centre garden should be identified.</p> <p>If the Calat Centre is closed the southern car park should be separated from the site and continue to be used as a public car park. The site could be used for other community uses, retail, commercial or</p>	<p>Site 372 (Lion Green Road) has had its proposed use amended to reference car parking.</p> <p>No other changes to the policy or sites.</p>

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	<p>housing.</p> <p>We are of the view a temporary car park should be created on Cane Hill until the Lion Green Road site has been completed.</p> <p>Cane Hill – Barrett Homes object to the inclusion of community facilities in this proposed allocation.</p> <p>Secondary School in Portnalls Road – Comments about traffic impacts of a new school. The allocation should include community facilities so that the school facilities can provide a community use.</p> <p>Existing Waitrose store - This site should be used for retail, education, medical centre and a public car park. A number of comments requesting a public car park to be provided on this site at rear of existing building with ground floor retail remaining in the building. Also suggested as a multi-storey car park.</p>	
Policy DM36: Croydon Opportunity Area	Disagree in particular that the area lying to the west side of East Croydon Station Cherry Orchard Road, Addiscombe Grove, Addiscombe Road and Colson Road can be "successfully managed by General policies" (11.79) unlike London Road and Sydenham Road and Lansdowne Road areas. This area is also unique given the proximity to low rise traditional housing.	<p>Site 138 (Land to east of East Croydon station) has had its boundary corrected.</p> <p>Site 142 (1 Lansdowne Road) has been amended and now includes Voyager House.</p> <p>Site 162 (St Georges House) has been amended to reference other town centre uses.</p> <p>Site 172 (Ruskin Square) has been merged with Site 243</p>

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	<p>The tall buildings policy should be addressed and there should be no tall buildings over 25 floors on Cherry Orchard Road/Addiscombe Road due to proximity to low rise residential buildings.</p> <p>Norfolk House and has been suggested by the landowner as being suitable for mixed use high density redevelopment which could include retail, office, hotel and residential uses.</p> <p>A comprehensive redevelopment of the vacant lots and untidy buildings in Park Street should be considered</p> <p>Grants Entertainment Centre, 14 High St. should be retained as a community facility with alternative uses: soft play, free gym, internet café, performance spaces.’</p> <p>MENTA site – boundary is incorrect. Comment from the developer that the uses could be more flexible worded as consented scheme has not been implemented. Other comments that any new scheme should be limited to 25 storeys.</p> <p>1 Lansdowne Road – The allocation should include Voyager House.</p> <p>St George’s House – the allocation should include other town centre uses in addition to current permission (from the</p>	<p>(Lansdowne Road surface car park) and the proposed use for the whole site will be as for Site 172 with no reference to a primary school (or a theatre).</p> <p>Site 21 (Former Royal Mail sorting office) has had its proposed use amended to include a cycle hub.</p> <p>Site 231 (Seagas House) has had its proposed use amended so that community uses would be a preferred acceptable use and other town centre uses would also be acceptable.</p> <p>Apollo and Lunar Houses (Sites 218 and 236) have both had their proposed use amended to state that development will only take place if the sites are no longer required by the Home Office.</p> <p>Site 393 (Whitgift Centre) has had the reference to improved transport infrastructure removed as this was referring to improvements outside of the site.</p> <p>Site A200 - (Dingwall Road multi-storey car park) will now be allocated for residential development and public car parking.</p> <p>No other changes to policies and sites (other than removing sites under construction).</p>

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	<p>developer)</p> <p>Stephenson House – local residents object to it being allocated for a primary school on grounds of access to the site and safety and loss of office space.</p> <p>St George's Walk, Katharine House and Park House, Park Street – the allocation should be more flexible, remove number of homes and include Seagas House (from the developer)</p> <p>Former Royal Mail Sorting Office - The allocation should include a parcel collection Office. Allocation should also include hotel and/or office.</p> <p>Seagas House – should be an arts and heritage centre and not a residential conversion. The best use for the building within the public, commercial, community realm would be as craft workshops, creative studios both in the artistic and digital industries, an industrial and craft centre shop, a gallery, museum and local information centre for visitors to Croydon and possibly and desirably with a performance space for 150 to 200 audience inside in an atrium or Shakespeare's Globe type theatre with banked seating</p> <p>Poplar Walk car park and, 16-44 Station Road – allocation should reflect planning permission/application</p>	

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	<p>Lunar House and Apollo House were built to operate as offices (Use Class B1a) and the Home Office wishes to ensure that the buildings can remain in office use for so long as required.</p> <p>9-11 Wellesley Road – there is a potential for a tall building (up to 40 storeys) on this site which could deliver up to 400 homes and this should be reflected in the allocation.</p> <p>Surface car park, Lansdowne Road – Site is part of wider Ruskin Square development and landowner will not sell it to be used as a primary school.</p> <p>5 and 7 Cairo New Road – It is inappropriate for the Council to suggest that the site of 5 Cairo New Road can be split into two sites and developed as two separate entities. They should be seen as one site and the D1 one use should not be restricted to the northern part of the site.</p> <p>Whitgift Centre - the reference to improved transport infrastructure should be removed as it relates to the borough as a whole and not this specific site. It is likely that many existing businesses will struggle to survive when they have to close or re-locate for the Whitgift Centre to be demolished. Those seeking to move into the new Centre will face higher rental costs of the new shop floor space and business rates compared with</p>	

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	<p>current levels. Existing businesses have no guarantee they will be able to move into the new Centre.</p> <p>Corinthian House - the preferred use should be amended to make clear it is a site suitable for redevelopment, and should state: "Residential and/or any town centre use including hotel and offices. Retail use will be acceptable if the sequential and impact tests can be met.</p>	
Policy DM37: Crystal Palace and Upper Norwood	<p>A policy to promote the burgeoning cultural and creative quarter that is developing in the triangle should be framed, in a similar vein to the proposed Restaurant Quarter policy, DM7.</p> <p>St John the Evangelist Vicarage, Sylvan Road – Any redevelopment must take care not to damage the setting of the vicarage but rather to enhance it.</p>	No changes to policy or sites.
Policy DM38: Kenley and Old Coulsdon	<p>A further policy should be added to enhance and mark the entrance into the borough along the main A23 and A22 corridors.</p> <p>Gayfere House should be allocated for development (it is in Green Belt on edge of Old Coulsdon).</p>	No changes to policy or sites.
Policy DM39: Norbury	A further policy should be added to enhance and mark the entrance into the borough along London Road in Norbury.	<p>The site at 1485-1489 London Road is considered to be appropriate to be allocated for retail and residential.</p> <p>No other changes to policy or</p>

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	<p>DM39.1 should only allow for 5 storey buildings on corner buildings and junctions</p> <p>Replace Detailed Policy DM39.1 by  'Within Norbury District Centre, to facilitate growth and to enhance the distinctive character, developments should:</p> <ul style="list-style-type: none"> <li>a. Complement Maintain the existing predominant building heights of the shopping and housing parades 2 storeys up to a maximum of 5 storeys;</li> <li>b. Ensure proposal for large buildings are visually consistent with the predominant urban grain; and</li> <li>b. Retain the design features of the upper stories and roofs of shopping parades</li> <li>c. Seek opportunity to provide direct access from the south of London Road to Norbury railway station.</li> <li>d. Propose heights the same as the neighbouring shopping parades where single and 2 storey parades are proposed for redevelopment.</li> <li>e. Seek opportunity to provide direct access from the south of London Road to Norbury railway station." <p>Allocate 1485-1489 London Road and Fairview Road for development of retail and residential uses.</p> <p>S G Smith, 409-411 Beulah Hill – Allocate the site for the extension of the existing St John's College</p> </li></ul>	<p>sites.</p>

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	<p>Multiple objections to the alternative uses of sites in Norbury (where preferred use is no change).</p>	
<p>Policy DM40: Purley</p>	<p>DM40.1 – I agree that proposals should complement existing predominant building heights of 3 to 8 storeys. There is no need for a potential new landmark building but if there is to be one it should be no more than 8 storeys. Anything higher would detract from the character of the district and be overbearing. Lack of parking for a tall building also an issue raised.</p> <p>DM40.1 - Purley Baptist Church would like the policy amended to say a landmark building of up to 17 storeys.</p> <p>GLA - It is unclear why a new landmark building is suggested for Purley District Centre as this is the only location where a building of this prominence and potential height is specified. Where the potential for relatively tall building is proposed, additional text or cross-referencing to wider design policies such as proposed policies of SP4.6 of CLP1.1 and DM15 of CLP2 should be included to ensure that such buildings are of an exceptionally high quality design and complement the existing streetscape, contribute to the public realm and wider character of the area and wider views.</p>	<p>Site 30 (Purley Swimming Pool) has had the proposed use amended so that it is now Mixed use redevelopment incorporating public car park, new leisure facilities including a swimming pool and other community facilities, healthcare facility, creative and cultural industries enterprise centre, retail or residential accommodation.</p> <p>Site 61 (Car park, 54-58 Whytecliffe Road South) has had the proposed use amended so that it includes residential use and car parking.</p> <p>Site A324 (Purley Oaks Depot) will now be allocated for a Gypsy and Traveller site.</p> <p>No other changes to policy or sites.</p>

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	<p>112 Brighton Road should be allocated as a primary school instead of site 490. The site has a total area of 0.30ha.</p> <p>Purley Swimming Pool – The site should include a requirement for a swimming pool and the current level of parking 30 should remain.</p> <p>Tesco site – Potential for housing but 990 homes is too many.</p> <p>Purley Baptist Church – Same comments as for DM40.1</p> <p>95-111 Brighton Road – The site should be extended to include the properties at the end of Old Lodge Lane and should provide a 25m pool/gym in addition to the primary school.</p> <p>95 -111 Brighton Road – The site should be allocated for mixed use, including residential.</p> <p>Car park, 54-58 Whytecliffe Road South – any development should provide as many car parking spaces as there are there now.</p>	
Policy DM41: Sanderstead	<p>DM41.1 and DM41.2 – Concerned about intensification of both Sanderstead village and Hamsey Green.</p> <p>359-367 Limpsfield Road – The site should be allocated for a mixed use scheme of residential and commercial.</p>	<p>359-367 Limpsfield Road – has been allocated for a mixed use scheme of residential and commercial.</p> <p>No other changes to policy or sites.</p>

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	<p>Former Good Companions site – The site should be allocated for residential and not retail.</p> <p>Former Good Companions site – This should be retail only but with controlled access.</p>	
Policy DM42: Selsdon	Allocate Old Selsdon Garage on Addington Road	Old Selsdon Garage on Addington Road has been allocated for residential use with commercial use on the ground floor.
Policy DM43: Shirley	<p>Land on Shirley Oaks Road and rear of Honeysuckle Gardens – the land is owned entirely on behalf of the resident shareholders by a resident run management company (SOML) which is bound to preserve that space and which also has a specific object in its Memorandum of Association requiring it to resist any attempt to enforce regulations or plans which impact negatively on the estate. Regardless of its covenants in this regard it is understood that SOML has no wish to develop or to allow the development of the land in question. The gardens are all too small and the space is there to make up for small gardens. Also on the land to the west of Shirley Oaks Road coming from the Wickham Road there is a Synagogue. The Synagogue, their car park and frontage are owned by the Jewish Community and they have no plans to sell this land. The Synagogue is on consecrated land and is in fact</p>	<p>Sites 541, 542 and 548 (Land on Shirley Oaks Road and to rear of Honeysuckle Gardens) has been removed from the Plan as there is no willing landowner.</p> <p>Site 548 will become Local Green Space giving it the same level of protection as Metropolitan Green Belt and Metropolitan Open Land.</p> <p>Site 456 (Shirley Garden Centre) has been removed from the Plan as it is unlikely that it could be developed during the Plan period.</p> <p>Site 502 (Coombe Farm) will now be allocated for residential use as it is a previously developed site in the Metropolitan Green Belt but the landowner is not willing to sell the site for Gypsy and Traveller use. The provision of Gypsy and Traveller pitches will be made by expanding the existing site at Lathams Way and by allocating the Purley Oaks depot as a Gypsy and</p>

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	<p>the only Synagogue in Croydon. It is discriminatory to have identified this site without first consulting with the Board of Management.</p> <p>Land on Poppy Lane – The soil on which Shirley Oaks is located is of a clay type and is therefore impervious: another reason why it reacts to surface water flooding the way it does. The large area of grassland is ideal for ‘making room for water’ as a water storage area, thus to remove this pooling facility will mean the rain will have to find somewhere else to go, which would inevitably mean flooding for Shirley Oaks residents.</p> <p>Shirley Garden Centre – Shirley Garden Centre is identified as a potential housing allocation for 15 – 39 units. [Site owner] advises that the site is unlikely to be deliverable within the Plan period due to the presence of a number of long-leasehold flats on the site.</p> <p>Coombe Farm – development of site for Gypsy and Traveller pitches does not comply with Policy SP2.7.</p> <p>Coombe Farm – landowner does not wish to sell site for Gypsy and Traveller use.</p> <p>Stroud Green Pumping Station – no substantial objections but a lot of comments about it being a Gypsy and Traveller site (because it was once</p>	<p>Traveller site.</p> <p>Site 938 (Shrublands) has been removed from the Plan as there is no definitive boundary. Selected sites may be developed subject to planning permission as part of the Council New Build Programme.</p> <p>No other changes to policy or sites.</p>

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	<p>considered as such but not included in the Plan itself).</p> <p>Shrublands estate and the adjacent land to the east, south and west requires protection from further building other than housing on some redundant garages, for the benefit of local residents, especially younger children, as the density of occupation is high; the views from the existing upper storeys such as 170-224 ('The Ship') towards central London should be recognised and protected.</p> <p>Land opposite Shirley Oaks Hospital, Poppy Lane - The land is the freehold property of the shareholders of the Addiscombe Woodside and Shirley Leisure Gardens Ltd. On these grounds alone we object to its development. In addition to this, in recent years this land has been turned into a nature reserve, now home to numerous flora and fauna including, we understand protected species. This is a vital asset of the Society, much used by its members and visitors and previously prone to flooding before being properly managed.</p>	
Policy DM44: South Croydon	Normanton Park Hotel - The rear of the site should be considered for possible expansion of St. Peter's School, as it adjoins the school play areas. A separate suggestion that fewer houses are built, with space for more cars to park away from Normanton Road. The traffic	Site 661 (Coombe Nurseries) will not be allocated for a Gypsy and Traveller site as the noise from industrial machinery on an adjacent site means it is not suitable for any residential use. The provision of Gypsy and Traveller pitches will be made by expanding the existing site at Lathams Way

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	<p>flow on Normanton Rd is really awful now, mainly because most of the road space is taken up by parked cars. Visitors to, and residents in, the many relatively new flats tend to park on the street because parking area within the apartment complexes is inadequate.</p> <p>Coombe Nurseries - Transition Town have expressed an interest in restoring this site to a proper nursery facility, utilising the existing greenhouses for the growing of food, which would be a sustainable and appropriate activity within this green belt site. The group is very keen to register the site as an asset of community value and to present an alternative plan. Development of site for Gypsy and Traveller pitches does not comply with Policy SP2.7. If the site is to be allocated an alternative site should be found for the existing occupier.</p> <p>Coombe Nurseries – build a school and not Gypsy and Traveller pitches.</p> <p>Coombe Road Playing Field s – The site should not be allocated if it involves the loss of sports facilities or playing fields (Sport England).</p> <p>Coombe Road Playing Fields – The site should remain as Green Belt.</p> <p>Coombe Road Playing Fields – Wallington County</p>	<p>and by allocating the Purley Oaks depot as a Gypsy and Traveller site.</p> <p>No other changes to the policy or sites.</p>

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	<p>(Grammer) School is interested in the site and developing a new secondary school there.</p> <p>Coombe Road Playing Fields – Use the site to relocate and expand the existing Archbishop Tenison’s school.</p> <p>Coombe Road Playing Fields – can public transport and road network cope?</p>	
Policy DM45: South Norwood and Woodside	DM45.1 – A policy should be considered for Portland Road that would help to manage the return of retail units to residential use, thereby concentrating the retail offer.	This is covered by existing policies and designations of the Plan. No changes to the policy or sites (other than to remove sites under construction).
Policy DM46: Thornton Heath	<p>DM46.2 - Should avoid buildings up to 6 storeys unless they are on corner plots or landmark sites.</p> <p>585-603 London Road and 2 Dunheved Road should be included in Table 11.19 as 'Continued hotel use'.</p> <p>3B Torridge Road – Site has an active employment use on it and should not be allocated for residential development.</p> <p>Grass area adjacent to, 55 Pawsons Road – The loss of such green space in this densely populated area should be avoided.</p> <p>Grass area adjacent to, 55 Pawsons Road – Rowland Brothers would like to support the de-designation of this land as local open land, but with the addition of a car parking</p>	<p>Site 266 (3B Torridge Road) has been removed from the Plan as it is in use as a scattered employment site.</p> <p>A400 (Day Lewis House) is now proposed as a residential development as the lawful use is an office (Class B1a) which is not protected in this location.</p> <p>No other changes to the policy or sites.</p>

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	<p>area on the area (to provide space for their vehicles and customers and to avoid carrying coffins to vehicles parked on Northbrook Road). A petition has been submitted to support this.</p> <p>Croydon University Hospital site - Any shrinkage of the site to allow for residential development must very carefully consider the parking and infrastructure impact on an already densely 499 populated part of the borough.</p> <p>54 Northwood Road - A waste transfer site is not appropriate in a residential area and so site should be included in the list of preferred sites rather than an alternative option and preferred option should be residential. (Business is a skip hire business)</p> <p>Day Lewis House – Part of the site has prior approval for conversion from office to residential. Only ground floor has an industrial use. Other floors are a community use (without planning permission) and office. Therefore, it should be allocated for residential use as it is no different from other sites allocated as such.</p>	
Policy DM47: Waddon	<p>DM47.2 – The Plan should be updated to reflect the improvements to Five Ways (TfL).</p> <p>Concern about the large number of sites in Waddon in comparison to some other areas of the borough. They</p>	<p>Site 11 (Waddon Garden Centre) will no longer be allocated for a secondary school as there is no willing landowner. It is now proposed for residential use.</p> <p>No other changes to policy or sites.</p>

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	<p>object to both school sites (Waddon Garden Centre and Heath Clark). Concern about loss of popular and diverse shops along Purley Way. They support a masterplan for the area and a new local centre.</p> <p>Landowner of Waddon Garden Centre objects to its allocation as a school.</p> <p>Heath Clark – Croydon College wants it allocated for residential use alone as they don't need it for education purposes. CPRE is concerned about the loss of Local Open Land.</p> <p>Morrisons – number of homes on this site is questioned.</p> <p>Sea Cadets (the Waldrons) – the requirement for community use should be removed and the site should be allocated solely for residential as there has been no interest in the site.</p> <p>294-330 Purley Way – landowner says that a mix of retail, commercial and residential would not be deliverable since commercial tenants are seeking accommodation in Croydon centre rather than out of town and the values in residential accommodation would not be attractive enough in a strong-trading and established retail area.</p>	